Block 407 Master Plan

SEPTEMBER 9, 2022

PROJECT NAME:
GSBS PROJECT NUMBER:
DATE:

GSBS

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Executive Summary

The Block 407 Master Plan sets out a series of recommended actions and projects to meet the goals of the State of Utah relating to the needs of the Kearns Mansion and Carriage House, Glendinning Home, and the surrounding site. The recommendations fall into two primary categories:

- Actions to improve the overall functionality of state-owned buildings and property and
- Projects to maintain and preserve the historic buildings and property

The actions to improve the overall functionality of state-owned buildings and property were identified through a comprehensive planning process. A Steering Committee including First Lady Cox, representatives of the Chief of Staff, Department of Public Safety, Government Operations, the Executive Residence, and the Division of Arts and Museums developed a vision statement for the planning process and identified critical needs for the future.

The Master Plan vision is to Celebrate the Office of the Governor. The Master Plan also aims to protect the Kearns Mansion, one of the state's treasured assets, and its occupants, while facilitating visits, tours, and events. The Kearns Mansion and Carriage House have been state-owned properties since 1937 when Jenny Kearns donated the home and carriage house as a home for Utah's Governor and the first family. The Mansion has served as the home of the first family from 1937 - 1957 and again from 1977 to the present day.

The Steering Committee identified several challenges faced by operators of the Kearns Mansion and Carriage House and the first family. Many of these challenges are a result of a changing social environment and the needs of young families. The challenges include:

- Security
- The interaction and delineation of private versus public spaces within the Mansion and on the grounds
- [redacted]
- The need for flexible office space
- Opportunities for historic rehabilitation
- Storage space related to state functions

To identify options and key considerations in addressing the challenges, the planning process included the following detailed studies:

- Historic Structures Report (HSR)
- Cultural Landscape Report (CLR)
- Physical Conditions survey of building structures, systems, and finishes
- [redacted]

THE BIG MOVES

The Master Plan identifies several big moves that will address the identified challenges and position the buildings and grounds to continue to serve the people of the State of Utah for decades to come. The big moves include:

- [redacted]
- Relocate the Division of Arts & Museums and repurpose the Glendinning Home for:
  - Visitor Screening and Tour Orientation
  - Executive Mansion administration
  - Public Safety operational space (partial)
- Extend the secure boundary to include all state-owned buildings on the block
- [redacted]
- Address the recommendations in the HSR and CLR as appropriate including:
  - Demolition of 1950s addition to the Glendinning Home
  - Rehabilitation of the Carriage House as reception area and flexible office space to include key historical elements
  - Identification of key plantings within the landscape to preserve and protect

Tab 1.

Introduction

Introduction & Background

INTRODUCTION & BACKGROUND

Block 407 is a five-acre block located on South Temple - originally Salt Lake City's Brigham Street grand boulevard of historic mansions. The block is bordered by South Temple on the south, First Avenue on the north, G Street on the west and H Street on the east. The block is located within Salt Lake City's Avenues and South Temple and at the northern terminus of the Central City National Historic Districts. The block is home to the historic Kearns Mansion and Carriage House and Glendinning Home with state-owned associated parking, as well as three privately owned apartment buildings on the northwest corner of the block.

The block's current form began to take shape in 1887 when the Epley/Glendinning Home was built. The Kearns Mansion and Carriage House as well as the Kearns Terrace No. 2 apartment buildings were completed by 1902. Today, the block includes six buildings in the following groupings:

+ Kearns Mansion and Carriage House
+ Glendinning Home
+ Privately-owned historic structures

Figure 1-1: Context Map

*Layouts provided for planning purposes only.

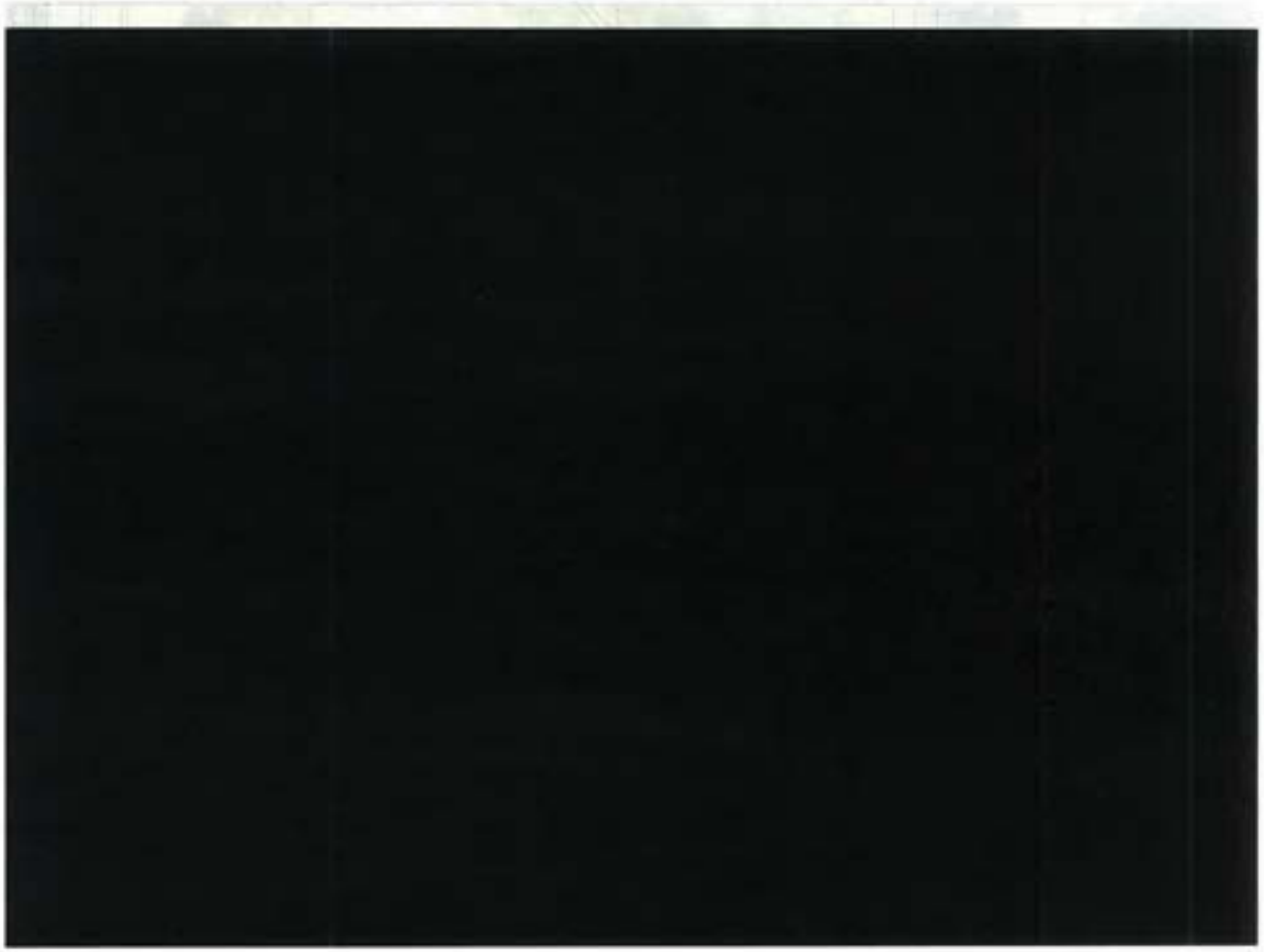
The buildings on the block were originally built and occupied as private residences. This changed in 1937 when Jennie Kearns bequeathed the Kearns Mansion and Carriage House to the State of Utah to be used as an official governor's residence. It was occupied by governors and their families between 1938 and 1957 and again beginning in 1977 the Mansion was home to Utah's governors once again.

The Glendinning Home was built as a private home in 1882 and was purchased by the State of Utah in 1975. The Glendinning Home has housed the Utah Division of Arts and Museums since 1975 including division offices and a public art gallery.

There are three privately owned buildings on the northwest corner of the block. All three buildings are used as apartment buildings. They are in good condition and house dozens of tenants as economically productive properties.

The block is organized based on the six structures. Each structure has independent yard circulation. In addition to the six structures and related yards, there is a 35 stall parking lot on the northeast corner of the block that serves the Kearns Mansion and Glendinning Home. In addition to the public parking lot there is secure parking associated with the Kearns Mansion and Carriage House.

Figure 1-2: Site Map



PROJECT SCOPE

In fall 2021, the Utah State Division of Facilities Construction Management identified a need for a long-term approach to maintenance, use, and security at the Kearns Mansion and on the block. This plan identifies both recurring maintenance and upkeep on systems and finishes within and on the Kearns Mansion, Carriage House, and Glendinning Home, and ongoing maintenance and upkeep for the landscaping and site.

In addition to ongoing maintenance, the Executive Residence Commission requested a plan to identify strategies address issues relating to use and function identified in the scoping phase, improve the utilization of the buildings for public functions and as the private residence of the first family, and improve overall safety on the block.

To fulfill the needs identified by DFCM and the Executive Residence Commission this plan includes evaluation of and recommendations relating to:

- Architecture,
- Landscape Architecture,
- Architectural Preservation,
- Building and Site systems including:
  - Civil Engineering,
  - Surveying,
  - Structural Engineering,
  - Mechanical Engineering,
  - Plumbing, and
  - Electrical Engineering

To fulfill this scope the following studies and reports were complete:

- Cultural Landscape Report (CLR)
- Historic Structures Report (HSR)
- [redacted]
- LIDAR Scanning, and
- Cost Estimating of identified needs and projects

The planning process was overseen and guided by a Steering Committee with representatives from:

- Governor's Office
- The Office of the First Lady
- The Office of the Chief of Staff
- The Executive Residence Office and Commission
- Government Operations
- Public Safety
- Facilities and Construction Management
- Utah State Historic Preservation Office
- Division of Arts & Museums

In addition to the input of the steering committee, stakeholders including the remaining members of the Executive Residence Commission were interviewed in one-on-one and small group meetings as part of the process.

PLANNING PHASES

This plan was completed in three phases:

[redacted]

The survey phase identified and documented existing conditions at and in each of the state-owned buildings as well as on the site. This phase included:

- [redacted]
- current uses,
- current condition,
- infrastructure,
- materials,
- finishes,
- systems, and
- structures and properties owned by the State of Utah on Block 407.

[redacted]

During the analysis phase the consulting team evaluated each of the elements surveyed to identify current conditions and anticipated lifespan.

In addition to analysis of the physical components of the buildings and site, during the analysis phase the consulting team worked closely with the Steering Committee and other stakeholders to identify:

- A vision statement and primary goals to guide decision making relating to the Kearns Mansion and Carriage House, Glendinning Home, and site
- Strategies to implement the recommendations of the:
  - Cultural Landscape Report (CLR)
  - Historic Structures Report (HSR)
  - [redacted]
- Key considerations for private and public spaces in each of the buildings and on site

MASTER PLAN:

The plan identifies the long-term vision for the buildings and block as well as recommended actions and projects to achieve that vision and maintain the public buildings within the following time frames:

- Immediate - 0-2 years
- Short-term - 0-5 years
- Mid-term - 5-10 years
- Long-term - 10-20 years
- Ongoing - Routine and ongoing actions to maintain the buildings and site

Cost estimates for those elements and items requiring renovation and replacement in the immediate term are provided to support budgeting and implementation. Cost estimates for projects and items requiring renovation or replacement in the next 3-20 years should be developed as part of the State's ongoing capital buogeting process.

Recommended actions and projects address:

- Recommended improvement projects to address the delineation and minimize interaction between public and private space both inside the buildings and on site
- [redacted]
- Recommended improvement projects based on current building codes
- Recommended improvement projects based on ADA Accessibility
- Design standards, which can be applied to future repairs or replacements, such as soil tests, water audits, exterior amenities finish, colors, and replacement schedule per estimated working life expectancy.
- Produce a recommended schedule for renovation/replacement projects of surveyed elements and systems
- Identify opportunities to improve energy efficient and include sustainable elements

Project Scope Description

Location / Project Limit

From the back of curb, of Block 407 including the historic Kearns Mansion and Carriage House and Glendinning Home, located between South Temple and First Avenue, and G and H streets in Salt Lake City, Utah including utility connections in the streets.

Project Scope

Project includes: Architecture, [redacted], Planning, Landscape Architecture, Architectural Preservation, a Cultural Landscape and Historic Structures Reports, Civil Engineering, Surveying, Structural, Mechanical, Plumbing, and Electrical Engineering, Cost Estimating, and 3D Scanning Services.

General Description of the Phases and Deliverables

- Produce an accounting of [redacted], current uses, potential uses, infrastructure, materials, finishes, systems, structures and properties owned by the State of Utah on Block 407:
  - Survey excludes elements not owned by the State of Utah such as:
    - Homes on the North West and North ends of the block
    - Furniture and artwork

- Produce an evaluation of the general elements surveyed, their current conditions and anticipated lifespan

Master Plan:

- Provide a 50-year plan for all elements surveyed and analyzed with recommendations for element renovation/replacement
- Provide a cost element for elements requiring renovation/replacement in the two years following the end of the analysis

Scope Descriptions by Discipline

ARCHITECTURAL

- Document current conditions of:
  - Exterior envelope systems and materials
  - Roofing systems
  - Insulation (That which can be ascertained by visual inspection)
  - Walls, ceilings, floors, doors, windows, partitions, millwork and finishes
  - Door hardware
  - Lighting Fixtures
  - Plumbing Fixtures
  - Appliances
  - Stairs
  - Elevator
- Hazardous materials studies are excluded

ANALYSIS:

- Building code analysis based on current codes
- Lifespan of surveyed elements

PLANNING:

- Recommended improvement projects based on current building codes
- Recommended improvement projects based on ADA Accessibility
- Produce a recommended schedule for renovation/replacement projects of surveyed elements and systems
- The preferred use of energy efficient and sustainable elements will be recommended

[redacted]

PLANNING

- Establishes the existing condition and use of the block and the State's buildings. This phase includes physical evaluation of the Governor's Mansion, the Glendening Mansion, the Carriage House and the State's landscape and parking areas. This phase also includes identification of current and future needs for the departments and functions currently housed in the buildings on the block.
- The current and future needs analysis identifies anticipated growth, adjacency needs and potential future changes to services and service delivery.
- The process includes:

- Walk through of existing space,
- Identification of current services, staffing and service levels
- Evaluation of future growth in services and staffing
- Estimation of future space needs for functionality and efficiency
  - Steering Committee Meeting #1 will conclude Phase 1 with a presentation, review and discussion of the current condition and future needs analysis.

- Begins during Steering Committee Meeting #1 with a discussion of goals and expectations for the future of the buildings and grounds. During this meeting the team will identify:
  - Critical current and future needs
- Goals and expectations for the building and grounds in the
- Short-term (0 - 5 years)
- Mid-term (5 - 25 years)
- Long-term (25 years +)
- Key considerations

- GSBS will identify alternative strategies for addressing:
  - Current [redacted] maintenance, and operational needs in the buildings and grounds
  - Current and future space needs
  - Goals and expectations
  - Key considerations
- GSBS will present and review the pros and cons for each alternative during Steering Committee meeting #2. Based on the input of the Steering Committee, GSBS and the management team will identify the preferred alternative approach to short-, mid-, and long-term needs.
- GSBS will present the preferred alternative, phasing plan, and capital replacement strategy during Steering Committee meeting #3. GSBS will complete the plan document incorporating Steering Committee input as appropriate. The plan document will include:
  - Existing Conditions report including photos, evaluations, illustrations as appropriate
  - Current utilization and growth needs report including tables, graphs, charts as appropriate
  - Alternatives evaluated to include: illustrations, sketches, diagrams, and tables as appropriate
  - Preferred alternative to include: illustrations, sketches, diagrams, tables, renderings, and phasing plan
  - Capital replacement schedule for all Governor's Mansion systems
  - Several members of the Steering Committee will visit other Governor's Homes for precedents and reference.

LANDSCAPE ARCHITECTURE

- A comprehensive survey of existing conditions, site elements, evaluations, recommendations, and cohesive design standards for implementation:
  - Landscape elements specifically pertain to plant materials, growing medium, irrigation delivery system, water quality, site amenities, pedestrian paving – both pervious and impervious, lighting, fencing and operators, gates, card reader posts, drainage, and manuals of operations and maintenance.
- Landscape elements will be quantified by number and species of trees, shrubs, area of ground cover and lawn, irrigation efficiency and water conservation area and locations on the site.
- Pedestrian level lighting will be quantified by quantity, type, fixture, and finish.
- Pedestrian paving will be quantified by type, and area.
- Additional site amenities, such as benches, flag poles, statuary, signage, dumpster quantities and location, curbs, and irrigation box covers, will all be duly documented.
- [redacted]
  - Coordinate with the related professionals regarding findings for inclusion without duplication in the evaluations

- Analysis will be based on the survey, evaluations, industry standards, and manufacturer equipment's estimated lifespan.
  - The recommendations will be divided into categories such as "no action", "repair", "replace", "remove" or "new element" (such as a shade structure and patio on the east side of the lawn area).

- Recommendations will include the development of design standards, which can be applied to future repairs or replacements, such as soil tests, water audits, exterior amenities finish, colors, and replacement schedule per estimated working life expectancy.

ARCHITECTURAL PRESERVATION

- A Cultural Landscape Report (CLR) is the primary report that documents the history, significance, and treatment of a cultural landscape. A CLR evaluates the history and integrity of the landscape including any changes to its geographical context, features, materials, and use.
- An Historic Structures Report (HSR) provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project - repair, rehabilitation, or restoration - and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

CIVIL ENGINEERING

- Documentation of the existing site improvements currently located on the site, accomplished by performing the following two sub-tasks:
  - The conducting of a topographic survey of the block:
    - The boundary of the survey would commence at the lip of the gutter on all four faces of the block and extend to the back of the existing sidewalk.
    - The remainder of the block would then be surveyed from the back of the sidewalk and included all improvements on the property. This would occur in all places with exception of the two private properties located on the north end of the block. The topographic survey would document the following:

      The outlines of the three buildings and stairs on the site

Fences and walls

Trees and shrub beds

Sidewalks and curb and gutters

Visible existing utilities such as storm drain inlets, water meters, backflow preventers, roof drains, backup generator, electrical transformer and other electrical gear, natural gas meters, blue stake markings for other utilities

Existing contours

- Evaluate the existing civil site and utility infrastructure to determine condition and long-term functionality.
  - This task would include identifying the following:
    - Sidewalk, curb and gutter
    - Pavement
    - ADA site accessibility
    - Site Drainage
    - Age and condition of utility services
    - The deliverable for this task will be a site plan, utility plan and narrative locating and describing civil elements of the site that may need renovation or replacement as projects are conducted on the site in the coming years.

- This task includes preparing a schedule of when proposed civil renovations/replacements need to take place and preparing an engineer's opinion of probable cost for each of the recommended renovations/replacements.
- Probable cost for recommended civil elements requiring renovation/replacement in the subsequent two years

STRUCTURAL ENGINEERING

- Survey existing structural elements and framing throughout the building and verify existing conditions are consistent with structural documentation:
  - If existing framing plans are not available, locations will be identified such as attic spaces, shafts, basements or other locations where framing can be investigated or where selective demolition may occur.

Existing finishes throughout the building are very sensitive and the team will work together to determine the amount of information gathering that is necessary to achieve the desired result.

- Perform a Tier 1 seismic evaluation of each building:
  - This level of analysis identifies potential building deficiencies that are primarily based on building materials used and year of construction.
  - Depending upon availability of existing building framing and material information it may require performing a more detailed seismic evaluation of the building (Tier 2 or Tier 3), to identify building deficiencies.
    - The more detailed analysis provides a better understanding of locations of deficient structural elements and provide a better estimate of repair or replacement costs.

- Provide a structural renovation approach addressing items that should occur over the next 2-years and a masterplan for structural elements that require strengthening or replacement over the next 50-years.

MECHANICAL AND PLUMBING

- Site visits, as well as investigation of existing record documents, plans, manuals etc. will be used to determine the existing equipment, locations, etc.
- This shall only include a zone map only of the existing systems

- This shall include documenting the existing equipment and systems and their respective condition.
- It shall include visual observations, as well as comparison to typical life spans for each type of system and equipment.

- Planning shall include written recommendations for equipment and system upgrades as needed to support a 50-year plan.
- This may include immediate, short term, and long-term recommendations.
- The recommendations shall include coordination with other disciplines, as well as support for the cost estimator.

ELECTRICAL

- Site investigation and survey of major electrical system to include:
  - Power Distribution System (switchboards & panelboards)
  - [redacted]
  - General electrical devices
  - General raceways and cabling
  - General lighting
  - General lighting controls
  - General fire alarm systems
  - General telecom systems
  - [redacted]

- Analysis and evaluation of the above systems

- Recommendations for replacement/upgrade of the above electrical systems
  - In the next 1-2 years
  - In the following 3-50 years

COST ESTIMATING

- Cost estimates will be produced for renovation/replacement projects required within two years after the analysis phase has been completed

3D SCANNING

- 3D Laser Scans to include:
  - 3D drone scan of site from the back of curb into the interior of the block
    - Properties not owned by the State will be scanned from the public right-of-ways
  - High-resolution color scan.
    - Kearns Mansion Interiors

Tab 2.

Master Plan

Description

Vision and Design Principles

To guide decision making throughout the planning process, particularly to evaluate options for the future, the Steering Committee identified the following Vision Statement for the block and each of the state-owned buildings on the block.

The Steering Committee also identified several priorities for the plan and the future actions and projects for each of the buildings and the site. The Steering Committee prioritized the actions and projects in the plan based on the following considerations:

[redacted]

2. The Governor and first family, employees, and visitors to the block.
3. Ensure that the Kearns Mansion is seen as "The People's House" and plays an appropriate role in furthering the business of the state.
4. Meet operational needs.
5. Preserve the historic nature of the buildings and site.
6. Ensure the buildings and block "mesh" with the surrounding area and National Historic Districts, and
7. Create an asset for the community.

[redacted]

The Steering Committee also identified the following goals for the plan itself:

1. Create a guide for future decision making that provides a framework for responding to opportunities to implement preferred strategies
2. Identify historic/culturally significant elements of the landscape to make sure important elements are preserved
3. Understand the status of the buildings and create a guide on what should be addressed on what schedule to allow the state to plan and identify funding to maintain the buildings.
4. Recognize that there is an election every 4 years which may result in "turnover" in the Mansion creating an opportunity to replace or maintain certain elements of the interior or building.

Key Strategies

During the analysis phase several key strategies were identified to achieve Steering Committee priorities, particularly related to functional and operational needs. These include:

[redacted]

+ Identification of key operational spaces for the
  - Governor
  - First Spouse
  - Executive Mansion Staff

[redacted]

  - Events
  - School/public tours
+ Identification and delineation of public and private circulation pathways interior to the site for
  - People:
    - Governor/First Family
    - Official visitors
    - Employees
    - School and public tour attendees
+ Vehicles:
  - Governor/First Family vehicles

[redacted]

  - Maintenance Vehicles
  - Employee vehicles
  - Catering/event support vehicles
  - Public vehicles
+ Improvement of support spaces, particularly kitchen facilities

Celebrate the Office of the Governor

Diagrams

Plan Concept

The preferred site plan concept seen in Figures 2-1 and 2-2 uses the Carriage House as a "hub" for visitor activity. The concept includes the following actions:

- Purchase of the three privately-owned buildings on the northwest corner of the block, future use of the buildings to be determined following an Historic Structures Report following purchase
- [redacted]
- Expansion of the secure zone to include all state-owned buildings/area on the block
- Identification of a "private zone" in the area between the west wall of the Carriage House and the north entrance to the Kearns Mansion
- Identification of a "visitors zone" for employees, official visitors, tour participants and event goers [redacted]
- Relocation of the Division of Arts & Museums to alternative state-owned space not on Block 407
- [redacted]
- Creation of new space for [redacted]
  - Reception, exhibition, event, and multi-purpose space [redacted]
  - Flexible office space [redacted]
- [redacted]

[redacted]

[redacted]

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*Layouts provided for planning purposes only.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

CARRIAGE HOUSE

The Carriage House is envisioned as the hub of the block. This is where school tours and other visitors will gather and learn about the history of the Mansion and the Office of the Governor. The space will also be available for events and functions either completely within the carriage house or through an indoor/outdoor concept making use of the visitor outdoor space south of the Carriage House between the Glendinning Home and Kearns Mansion.

Figure 2-4 illustrates the recommended use of space within the Carriage House. In addition to finishing the carriage house space to accommodate recommended uses, the plan includes projects to highlight remaining historic elements within the building including the carriage lift, feed hoist beam, feed chutes to name a few.

Figure: 2-4 - Preferred Plan Concept - Carriage House Space Allocation

Layouts provided for planning purposes only.

Projects

The list below identifies the critical path projects to implement the long-term vision for the block identified in the diagrams above.

ACTION	PROJECT	TIMING
[redacted]	Purchase remaining 3 privately-owned buildings	Immediate
	Complete HSR for newly purchased buildings	Immediately following purchase
	Complete planning process to identify future of newly purchased buildings	With HSR
	Identify new location for Division of Arts & Museums	Immediate
Relocate Division of Arts & Museums offsite	Finish new space to accommodate Division	Immediately following identification of location
	Relocate Division of Arts & Museums	Immediately following preparation of space
Expand secure boundary to include Glendinning Home	Create additional fence	Immediately following relocation of Arts & Museums
[redacted]	[redacted]	[redacted]
	[redacted]	[redacted]
[redacted]	[redacted]	Immediately
	[redacted]	Immediately
	[redacted]	Immediately
	[redacted]	Immediately
[redacted]	[redacted]	Immediately following purchase of privately-owned buildings and completion of the HSR, private building planning process and parking design process
Rehabilitate Carriage House for use as flexible office space, tours, and events	Design interior and possible exterior remodel to accommodate identified uses and preserve and restore identified historic elements	[redacted]
	Rehabilitate Carriage House	[redacted]
[redacted]	[redacted]	[redacted]
	[redacted]	[redacted]

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Tab 3.

Background & Analysis

PLANNING QUESTION	GOAL	PROPOSED ACTION/PROJECT
What are the primary concerns addressed in the Master Plan?	The Master Plan Vision must be simple, clear, and concise [redacted] [redacted] Provide long term solutions to accommodate a range of current and future varying 1st family needs	Celebrate the Office of The Governor [redacted] [redacted] Provide living, support, and recreation spaces
What First Family needs are not provided on the block?	[redacted] First Spouse currently has 4 staff members and needs dedicated office space	[redacted] Provide First Spouse Staff offices in the Carriage House
What user group(s) should be located on the block in the long term?	Use of the block should focus on functions associated with the Governor, First Family, and Executive Mansion.	Move the Arts and Museums group to a location with other arts and related functions. Provide a Master Plan Solution that relocates the Mansion Manager, and exhibit space to the Gendinning Home
	Tour groups and visitors need exhibits to enhance interest.	Provide exhibit space in the Glendinning Home. Restore historic elements of the carriage house where possible.
	Space for catering mobilization.	
	Provide a warming kitchen on the main floor.	
What are the public needs on the block?	Appropriately located public and ADA accessv	Planning process considered alternative locations to relocate the ADA access to a minor and non-historic doorway that can comply with multiple modes of ADA mobility. Moving the ADA access could benefit preservation of the building by relieving pressure of this use on the historic west entrance doors and threshold, not replacing the lift with an unsightly ramp, and possibly lead to removal of the porte cochere infill in order to more closely resemble the historic entryway under a porte cochere.
		The Kearns family utilized the north (rear) door as their main house entrance for comings and goings. This is the informal entry. The family very rarely used the south (main facade) door, reserving it only for the most significant events such as welcoming a U.S. President, Catholic Cardinal or Archbishop, or other dignitary. This is the formal entry. The west entry doors were utilized to receive guests and welcome visitors of all types, who at first came by horse and buggy and later by automobile, and utilized the porte cochere as a drive through. This is the semi-formal entry. Given the current configuration of spaces and the sensitive materials of the formal entry, it is our recommendation to continue utilizing the west portico and entryway.
What are the historical considerations?	Are all the buildings on the block historic? We'd like to better understand how and why they are historic and how they fit together in context or do not. All six buildings are historic. The Kearns Mansion & Carriage House is the only property individually listed in the National Register of Historic Places. The Glendinning Home is a Contributing structure within the South Temple local and national historic districts. The three G Street houses and the Kearns Terrace Apartments No. 2 are contributing structures within the Avenues local and national historic districts. All have been evaluated through the CLR and HSR processes as to their historic significance and integrity.	
What are systems/mechanical considerations?	How can all systems be maintained efficiently and to maximize comfort	Mechanical systems are functional, and recommended replacements will be based on age, or in conjunction with other projects. plumbing systems are functional, and recommended replacements will be based on age, or in conjunction with other projects.
How can safety and security be improved?	Provide centrally located screening Separate first family movements from the public	[redacted] Purchase and integrate all the property on Block 407. [redacted] [redacted]

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Overview of Analysis

The preferred concept and the detailed plan recommendations are based on several detailed analysis summarized below.

Cultural Landscape Report (CLR)

The survey for Block 7 of Plat D of Salt Lake City was filed in 1857 and the original four lots were distributed by Brigham Young. Due to its location on the "dry bench," the area was not as prime for agricultural use and thus was determined to be surveyed into smaller blocks than Plats A-C of the Plat of the City of Zion which divided the early city into 10-acre blocks with eight lots. Block 7, later renumbered to be 407, was bounded on the south by Brigham Street, the city's grand boulevard named for the Mormon church president who led the devout to its western utopia.

As the streets were renamed in the 1880s, Brigham Street became South Temple Street and the neighborhood to the north utilized a series of lettered streets and numbered avenues. The neighborhood became known thereafter as the Avenues. While small adobe houses and outbuildings dotted the block for several early decades, new development of the block began in earnest in 1882 with the construction of the Epley/Glendinning Home. Culmination of the development came in 1902 with the completion of the Kearns Mansion and Carriage House and the Kearns Terrace No. 2 apartment block.

While the Glendinning Home, a Picturesque Victorian design, was a , the completion of the Kearns Mansion, called by some as simply "the castle," was monumental in the city. Block 407 tells the history of politicians, mining, wealth, and the working class all within five acres. The block continues to be defined by the two South Temple landmarks though not without their own histories of potential demolition, fire, and insensitive alterations. Block 407 retains its original urban feel and aesthetic which is split between the character of the neighborhoods that surround it: the Avenues, South Temple, and Central City. The historic preservation movement that began in earnest in the late 1960s in Salt Lake City helped stabilize any further redevelopment of the block and led to many positive steps to save and rehabilitate all of the structures on Block 407.

Today, Block 407 exists as a square block defined by the adjacent cross-streets, curbs, park strips, sidewalks, and rows of mature perimeter trees. The interior of the block consists of six historic structures each surrounded in part by manicured lawn groundcover and established trees. Each individual property is organized by its own circulation network. The Kearns Mansion and Carriage House and Glendinning Home include a small quantity of historic small-scale features.

Block 407 is historically significant for its association with the five historical periods, as described in the Site Physical History section, under National Park Service (NPS) criteria A, B, and C. Historic significance and integrity of landscape features are discussed at length in Chapter IV - Analysis and Evaluation.

Within and among the five temporal periods, the periods most relevant to the historic landscape of Block 407 as it remains today are portions of the Pioneer Landscape Period, the Neighborhood Development Period, and portions of the Commercialization Period. Specifically, the relevant Period of Significance is 1857 to 1962. It was in 1857, during the Pioneer Landscape Period, that Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. Additionally, the terracing of the otherwise sloping topography to allow development of individual lots commenced during this period. The bulk of the landscape characteristics that exists today on Block 407 were established during the Neighborhood Development Period including context, topography, spatial organization, cultural traditions, circulation, land use and activities, views and vistas, buildings and structures, cluster arrangements, and vegetation. During the Commercialization Period, the landscape of Block 407 was altered to remove some of the earlier features and create notable features, such as the parking lot in the northeast quadrant, that characterize the block today. The most significant of these changes occurred in 1962 with the demolition of the Glendinning Carriage House and the dwellings in the northeast quadrant of the block.

The Neighborhood Development Period (1896-1935) has been chosen as the specific period for interpretation and treatment. The development of Block 407 during this time is consistent with vernacular design themes of this era including the establishment of a consistent neighborhood streetscape, including paved sidewalks and park strips with rows of large shade trees. The homes themselves consisted of Picturesque, Italianate, Victorian, and Chateauesque architectural styes, and were oriented with main entrances toward the street and public sidewalk. This placement along the edges of the block worked to create a well-defined semi-public space paralleling the streets and sidewalks. The neighborhood during this period had a distinct park-like setting with continuous use of lawn extending from the sidewalks to the fronts of individual homes, with a strong sense of visual continuity between individual properties. Block 407 retains a great deal of integrity for this period including:

- The broader context of the South Temple and Lower Avenues neighborhood,
- The topography of the overall site including the sculpted lawn terrace directly south of the Kearns Mansion,
- The spatial organization along the perimeter of the block, and the prominent Great Lawn east of the Kearns Mansion,
- The block sidewalk circulation patterns, as well as the general pedestrian approaches to each of the remaining homes on the site, the circulation patterns around the immediate Kearns Mansion,
- Many of the visual cues associated with the historical residential use of the block,
- The six historic structures on the block including their placement with relationship to their streets, sidewalks, and their adjacency to each other, and
- The vegetation, including predominant use of turf grass, the historic sycamores along South Temple, and the consistent use of large shade tree and deciduous plants throughout the block.

Based on the evaluation, significance, and integrity of the block, as well as the management goals for the state-owned properties, the recommended cultural landscape treatment approach for Block 407 is Rehabilitation. The rehabilitation approach would include preservation of the historic landscape resources which retain the most integrity, while allowing for the adaptive re-use of the landscape, removal of non-contributing landscape features, relocation of contributing features that have been previously relocated, and historically sensitive additions. Treatment recommendations are discussed in detail in Part II, Chapter V, Treatment Recommendations.

There are numerous challenges to accomplishing preservation on Block 407. The challenges become more complex as they frequently overlap and solutions appear contradictory to each other. The importance of factoring in the recommendations and historic significance of the Kearns Mansion and Carriage House, Glendinning Home, and the privately-owned historic structures to the Block 407 Master Plan will be critical for keeping a historic block that is stitched together through the urban fabric of three historic neighborhoods intact.

HISTORIC STRUCTURES REPORT (HSR)

The Kearns Mansion and Carriage House are architecturally significant structures of the Chateauesque architectural style which were completed in 1902. They have historical significance for its association with Thomas Kearns, mining magnate and businessman, and meets Criterion B for the association with a person significant in our past. The site was individually listed in the National Register of Historic Places in 1970, one of the first two in the state. They are also Contributing resources within the South Temple National Register Historic District and Salt Lake City's South Temple Historic District under Criterion C: Architecture. Though the house is located in the local historic district, it is exempt from the city's ordinance and design review process by virtue of state ownership.

Though the Kearns Mansion and Carriage House have only had two owners over 120 years – the Kearns and the State of Utah – they have been through numerous transitions that changed its use. One constant has been the desire to steward the buildings and site with the care necessary to uphold the opulence of the original construction. The Kearns magnanimously gifted the site to the State of Utah in 1937. However, the state could not maintain the site at the time given the budget and expertise required and it declined. When the state built a new executive residence, the site was left to the Utah State Historical Society. The Society was able to repair and preserve piecemeal until the early 1970s when the national and local historic preservation movement provided greater funding for restoration and the public's sentiment for preserving increased. Governor Matheson and the state executed the first major restoration in the late 1970s, and after a fire in 1993, Governor Leavitt and the state executed the second major restoration.

A high degree of integrity is retained by the Kearns Mansion and Carriage House and is a credit to the State of Utah, DFCM, the Governor's Mansion Foundation, the Executive Residence Commission, and numerous First Families. While the Kearns Mansion has met the challenges of serving as part museum and part executive/family residence, there is a strong desire to expand both roles on Block 407 while meeting preservation standards.

The Period of Significance for the Kearns Mansion and Carriage House is 1899-1937. Thomas Kearns purchased the properties on Block 407 in 1899. The Kearns Mansion and Carriage House remained in family use and ownership until they were gifted to the State of Utah in 1937 for use as the Governor's Mansion. During the family's 38 years of ownership, the buildings and site were kept in excellent condition. The building is currently restored to and interpreted to 1919.

The recommended Treatment for the Kearns Mansion and Carriage House is Preservation. Preservation as a treatment is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses on ongoing maintenance and repair of historic materials and feature rather than extensive replacement and new construction. The carriage house has received more attention in the last 20 years with a strong start toward rehabilitation with a Preservation treatment.

Given the strong architectural significance, historical importance, current status of individual listing and Contributing status within the local and national South Temple Historic Districts, and high degree integrity, the continued Preservation treatment of the Kearns Mansion and Carriage House is strongly recommended.

The Epley/Glendinning Home is an architecturally significant structure of Eclectic Victorian architectural style that was constructed in 1882. It has historical importance for its association with former Salt Lake City Mayor James Glendinning and as the 40-year headquarters of the Utah Division of Arts & Museums. The house is a Contributing structure within the South Temple National Register Historic District and Salt Lake City's South Temple Historic District under Criterion C: Architecture. Though the house is located in the local historic district, it is exempt from the city's ordinance and design review process by virtue of state ownership.

The Epley/Glendinning Home went through a six-decades long period of constant owner and renter transition during its residential period. However, few major negative alterations were made to the property during this time. The early 1960s commercialization of the house to become a dental clinic led to insensitive alterations, some of which continue to exist to the present time, as well as demolition of the carriage house and nearly sent the property into such decline as to lead to demolition and replacement with an apartment tower. The state's purchase of the property in 1975 turned the tide for the property, beginning the current long and successful period of preservation for the Epley/Glendinning Home.

A high degree of integrity remains in the Epley/Glendinning Home and is a credit to the State of Utah, DFCM, and the Division in consistent improvement in the approach to preservation projects to perform rehabilitation according to current preservation standards. Spaces within the house for offices, and a gallery, and its overall size have made it the "perfect home for the arts."

The Period of Significance for the Epley/Glendinning Home is 1882-1962. It was in 1882 that William Epley completed construction of the house. It remained in residential use and without significant renovation until 1962. The house was then substantially altered, converted to commercial use, and the carriage house demolished for a parking lot.

The recommended treatment for the Epley/Glendinning Home is Preservation. Preservation as a treatment is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses on ongoing maintenance and repair of historic materials and feature rather than extensive replacement and new construction.

Given the strong architectural significance, historical importance, current status of Contributing to the local and national South Temple Historic Districts, and high degree integrity, the continued preservation of the Epley/Glendinning Home is strongly recommended.

There are three historic structures on Block 407 that are currently in private ownership. Their addresses are 34 G Street, 38 G Street, and 518-520 1st Avenue. Due to their architectural significance and high degree of integrity, all three are Contributing historic buildings within the Avenues National Register Historic District and Salt Lake City's Avenues Historic District under Criterion C: Architecture. All three buildings have interesting histories, though they are not significant enough to qualify the buildings under Criterion A or B, and the sites do not possess qualities for archaeology and does not quality under Criterion D. However, 518-520 1st Avenue was originally Kearns Terrace No. 2, which was developed by Thomas Kearns as an income-producing property.

Due to the private nature of the buildings at 34 G Street, 38 G Street/510 1st Avenue, and 518-520 1st Avenue, there was not a management summary included, nor were assessments conducted in the areas of structural engineering, mechanical engineering, electrical engineering, or interiors and furnishings. In addition, there will not be a treatment section provided for the privately-owned historic structures as they could not be inspected closely.

By virtue of their being in private ownership and located within the city's Historic District Overlay Zone, their exterior and site alterations are governed by Salt Lake City's Historic Preservation Ordinance. All three are in good condition and are economically-productive properties for their owners, tax-producing properties for Salt Lake County, housing for dozens of tenants, and resources within the urban fabric of the Avenues neighborhood.

The Period of Significance for the privately-owned historic structures is 1857 to 1942. It was in 1857 that Salt Lake City Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. By 1942, all three privately-owned historic structures had been converted to apartments and they have been used in the same fashion since that time.

Given their strong architectural significance, current status of Contributing to the local and national Avenues Historic Districts, and high degree of integrity, the preservation of 34 G Street, 38 G Street, and 518-520 1st Avenue is paramount within Block 407. All three are functionally performing exactly as expected and being stewarded well, which should not change.

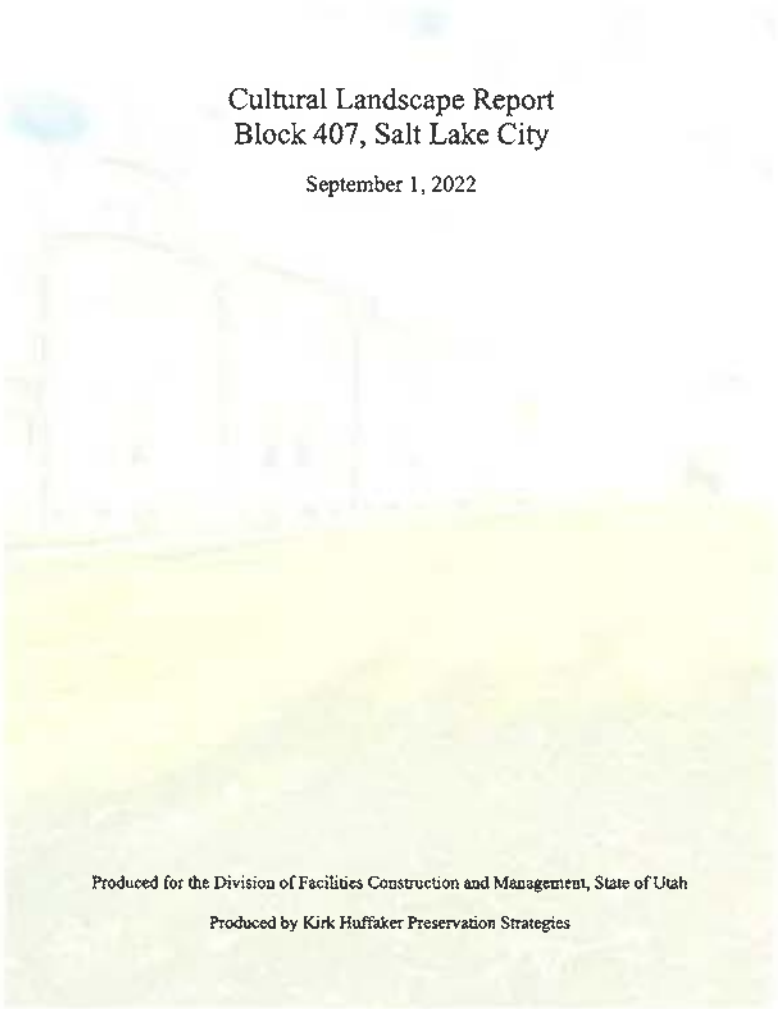
Tab 4.

Appendix

A. CLR

Cultural Landscape Report
Block 407, Salt Lake City

September 1, 2022



Produced for the Division of Facilities Construction and Management, State of Utah

Produced by Kirk Huffaker Preservation Strategies

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Salt Lake City Block 407 Cultural Landscape Report

September 1, 2022

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Acknowledgments

The Kirk Huffaker Preservation Strategies team thanks the following groups and individuals for their assistance during the creation of the Cultural Landscape Report: the Block 407 Master Plan Steering Committee, DFCM and Jim Russell, the Executive Residence Commission, GSBS Architects and Travis Sheppard, the Governor's Mansion Administrative Office and Lynda Horne, and the Utah Division of Arts & Museums and Victoria Bourns.

Cover photo: View of Kearns Mansion and Carriage House with Great Lawn in the foreground. Kirk Huffaker, April 2022.

Executive Summary

The survey for Block 7 of Plat D of Salt Lake City was filed in 1857 and the original four lots were distributed by Brigham Young. Due to its location on the "dry bench," the area was not as prime for agricultural use and thus was determined to be surveyed into smaller blocks than Plats A-C of the Plat of the City of Zion which divided the early city into 10-acre blocks with eight lots. Block 7, later renumbered to be 407, was bounded on the south by Brigham Street, the city's grand boulevard named for the Mormon church president who led the devout to its western utopia.

As the streets were renamed in the 1880s, Brigham Street became South Temple Street and the neighborhood to the north utilized a series of lettered streets and numbered avenues. The neighborhood became known thereafter as the Avenues. While small adobe houses and outbuildings dotted the block for several early decades, new development of the block began in earnest in 1882 with the construction of the Epley/Glendinning House. Culmination of the development came in 1902 with the completion of the Kearns Mansion and Carriage House and the Kearns Terrace No. 2 apartment block.

While the Glendinning House, a Picturesque Victorian design, was a , the completion of the Kearns Mansion, called by some as simply "the castle," was monumental in the city. Block 407 tells the history of politicians, mining, wealth, and the working class all within five acres. The block continues to be defined by the two South Temple landmarks though not without their own histories of potential demolition, fire, and insensitive alterations. Block 407 retains its original urban feel and aesthetic which is split between the character of the neighborhoods that surround it: the Avenues, South Temple, and Central City. The historic preservation movement that began in earnest in the late 1960s in Salt Lake City helped stabilize any further redevelopment of the block and led to many positive steps to save and rehabilitate all of the structures on Block 407.

Today, Block 407 exists as a square block defined by the adjacent cross-streets, curbs, park strips, sidewalks, and rows of mature perimeter trees. The interior of the block consists of six historic structures each surrounded in-part by manicured lawn groundcover and established trees. Each individual property is organized by its own circulation network. The Kearns Mansion and Carriage House and Glendinning House include a small quantity of historic small-scale features.

Block 407 is historically significant for its association with the five historical periods, as described in the Site Physical History section, under National Park Service (NPS) criteria A, B, and C. Historic significance and integrity of landscape features are discussed at length in Chapter IV – Analysis and Evaluation.

Within and among the five temporal periods, the periods most relevant to the historic landscape of Block 407 as it remains today are portions of the Pioneer Landscape Period, the Neighborhood

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Development Period, and portions of the Commercialization Period. Specifically, the relevant Period of Significance is 1857 to 1962. It was in 1857, during the Pioneer Landscape Period, that Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. Additionally, the terracing of the otherwise sloping topography to allow development of individual lots commenced during this period. The bulk of the landscape characteristics that exists today on Block 407 were established during the Neighborhood Development Period including context, topography, spatial organization, cultural traditions, circulation, land use and activities, views and vistas, buildings and structures, cluster arrangements, and vegetation. During the Commercialization Period, the landscape of Block 407 was altered to remove some of the earlier features and create notable features, such as the parking lot in the northeast quadrant, that characterize the block today. The most significant of these changes occurred in 1962 with the demolition of the Glendinning Carriage House and the dwellings in the northeast quadrant of the block.

The Neighborhood Development Period (1896-1935) has been chosen as the specific period for interpretation and treatment. The development of Block 407 during this time is consistent with vernacular design themes of this era including the establishment of a consistent neighborhood streetscape, including paved sidewalks and park strips with rows of large shade trees. The homes themselves consisted of Picturesque, Italianate, Victorian, and Chateauesque architectural styes, and were oriented with main entrances toward the street and public sidewalk. This placement along the edges of the block worked to create a well-defined semi-public space paralleling the streets and sidewalks. The neighborhood during this period had a distinct park-like setting with continuous use of lawn extending from the sidewalks to the fronts of individual homes, with a strong sense of visual continuity between individual properties. Block 407 retains a great deal of integrity for this period including:

- The broader context of the South Temple and Lower Avenues neighborhood,
- The topography of the overall site including the sculpted lawn terrace directly south of the Kearns Mansion,
- The spatial organization along the perimeter of the block, and the prominent Great Lawn east of the Kearns Mansion,
- The block sidewalk circulation patterns, as well as the general pedestrian approaches to each of the remaining homes on the site, the circulation patterns around the immediate Kearns Mansion,
- Many of the visual cues associated with the historical residential use of the block,
- The six historic structures on the block including their placement with relationship to their streets, sidewalks, and their adjacency to each other, and
- The vegetation, including predominant use of turf grass, the historic sycamores along South Temple, and the consistent use of large shade tree and deciduous plants throughout the block.

Based on the evaluation, significance, and integrity of the block, as well as the management goals for the state-owned properties, the recommended cultural landscape treatment approach for Block 407 is Rehabilitation. The rehabilitation approach would include preservation of the historic landscape resources which retain the most integrity, while allowing for the adaptive re-use of the landscape, removal of non-contributing landscape features, relocation of contributing features that have been previously relocated, and historically sensitive additions. Treatment recommendations are discussed in detail in Part II, Chapter V. Treatment Recommendations.

There are numerous challenges to accomplishing preservation on Block 407. The challenges become more complex as they frequently overlap and solutions appear contradictory to each other. The importance of factoring in the recommendations and historic significance of the Kearns Mansion and Carriage House, Glendinning House, and the privately-owned historic structures to the Block 407 Master Plan will be critical for keeping a historic block that is stitched together through the urban fabric of three historic neighborhoods intact.

Part I

Chapter I – Introduction and Background

Project Purpose

This project was undertaken by the Division of Facilities Construction and Management of the Department of Administrative Services, State of Utah, in an effort to identify and document cultural landscape resources for planning purposes.

In the broadest terms, the management goals for the state of Utah on Block 407 are as follows:

- Preserve the resources that contribute to the significance of Block 407 and its individual state-owned sites, the Kearns Mansion & Carriage House and the Glendinning House;
- Allow for continued use of the buildings and grounds by the users;
- Allow for a defined and specified continued use of the buildings and grounds by the public;
- Communicate the historic significance of the collective block as well as individual resources, and establish treatment guidelines that:
  - Provide guidance for implementing a Rehabilitation approach to contributing features for the ongoing maintenance and future master plan for the block; and
  - Facilitate ongoing maintenance of these resources in a way that may be easily communicated to maintenance staff.

Methodology

Background Research and Data Collection. The Consultant was provided with information relative to the state-owned sites including landscape architectural drawings from previous projects, information about each improvement projects as available, and an inventory of current landscape resources. This information provided a foundation from which to build the subsequent fieldwork documentation and historical research required to complete this report.

Field Investigations and Existing Conditions Documentation. Inventory drawings were completed using as-built CAD drawings provided by Bowen, Collins & Assoc. No GIS data was provided, utilized, or geo-located on the plans. Site visits to complete fieldwork, including observing and recording existing features and conditions of the park, were initially completed in January 2022, with repeated shorter visits through the spring of 2022 to verify information.

Historical Periods Research Methodology. Research for all historical periods began first with extensive research from and review of existing sources, including outreach to other historians and accessing private collections. This was followed by primary research to provide context and analysis with respect to gaps in information as specifically pertained to historic landscape characteristics. Sources were digitized, cataloged, cited, and provided in a full bibliography.
Period research sources included past interviews, collected data, reports, and research from past cultural landscape reports, new primary and secondary research with early maps, aerial photographs, historic photographs, newspapers, books, and personal accounts from native and pioneer accounts.

Comparative Analysis. The documented conditions of the site were cross-referenced with the documented site history and historic photographs to determine how the study area has changed over time, and what landscape characteristics remain from each of the documented historical periods, and what resources are missing.

Evaluation of Significance. The evaluation of significance for the landscape of Block 407 is based on The Secretary of the Interior's National Register Criteria, and using National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (1995).

Treatment. Treatment recommendations are based on the state's goals and objectives for the individual sites, and the Secretary of the Interior's Standards for the Treatment of Historic Properties based on our evaluation of the property's historic significance, integrity, and existing conditions.

Scope & Organization

The primary consultant on this project was retained to complete this Cultural Landscape Report including the following scope of work:

- *Landscape History* - Document the history of Block 407 in terms of how historical patterns and cultural uses shaped the landscape, including but not limited to, its association with the Kearns family.
- *Existing Conditions Documentation* – Assist to complete an inventory of existing conditions and historic landscape characteristics of Block 407, identifying the contribution of individual resources to the historic landscape.
- *Analysis and Evaluation* - Determine the significance of Block 407 as a historic landscape and evaluate the historical integrity of the block as an assemblage of individual properties.
- *Treatment* - Make recommendations for the appropriate treatment of the state-owned sites based on the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes including:

- Informing the future master plan, occupants, users, and maintenance staff as to how to evaluate future improvements/changes/proposals to modify properties and the block as a whole; and,
- Identifying ongoing management strategies to ensure ongoing preservation of significant landscape features and elements.

This report is organized into three parts: This Introduction including an overview of the project, a description of our methodology, and summary of our findings; Part I includes a detailed site history, existing conditions documentation, and concludes with an analysis and evaluation of the historical significance of the Pioneer Park Landscape; Part II includes treatment and management recommendations for Pioneer Park.

Orientation to Block 407

Block 407 is a five-acre block east of downtown Salt Lake City that has developed much like the three urban residential neighborhoods that surround it: the Avenues, Central City, and South Temple. A sidewalk rings the entire block and mature and semi-mature trees are located within the park strip of every structure on the block. The north and northwest corner of the block includes three structures that are privately owned. This area reflects typical development patterns and architecture of the Avenues with buildings of the late Victorian and early Period Revival periods of architecture sited closely to each other. Setbacks are uniform with small front yards. Rear yards have been eliminated in favor of hard surface parking. The south area of the block reflects the historic development pattern of South Temple. As large structures with deep setbacks, generous open landscape within which the structure is placed, and topography that slopes to the south, the buildings on South Temple sit above the sidewalk and street, creating a grand presence. Many of the structures have, or originally had, carriage houses and carriage steps along the street. The east side of the block is currently dominated by a state-controlled asphalt parking lot.

Chapter II – Site Physical History

The history of Block 407 divides into five temporal and thematic periods. These are based on a combination of broader social/historical movements and site-specific improvements that were made over time. The historical periods are as follows:

Pre-1847	Indigenous Period
1847-1896	Pioneer Landscape Period
1896-1935	Neighborhood Development Period
1935-1975	Commercialization Period
1975-2022	Preservation Period

Indigenous Period, Pre-1847[1]

Remaining Block 407 Landscape Features from the Indigenous Period:

- Overall topography sloping downward to the southwest

Block 407 is located in an area of the Salt Lake Valley now known as the Avenues neighborhood, which is situated in a crescent-shaped arc in the foothills of the Wasatch Mountains. This area exhibits a relatively steep slope climbing upwards from what is now South Temple Street to a flattened bench marking a former lakeshore of ancient Lake Bonneville and is bounded on the west by the chasm of City Creek Canyon and on the east by the drainages of Limekiln Gulch and Spring Gulch.

Prior to the arrival of Anglo settlers to the valley, this area was part of a contiguous landscape used by indigenous populations for millennia. Archaeological evidence suggests prehistoric peoples were living in the Salt Lake Valley by at least 7,500 BP (before present) if not earlier. While no archaeological sites dating this early have been found in the Avenues area, the lands of the neighborhood would have been part of the broader hunting and gathering landscape used by these prehistoric groups. The closest archaeological site providing potential evidence of prehistoric uses of the greater Avenues area is located approximately 1.2 miles to the west of Block 407 on South Temple. This site was found during roadway construction and proved to be an indigenous village dating between at least 1120 and 710 BP. The site is affiliated with a culture group commonly

[1] In November 2021, the Natural History Museum of Utah held a discussion with representatives of all Utah's Native American Tribes. In the process of reviewing the appropriateness of the current exhibits, the question of what word or words are preferred by the tribes to refer to them collectively. It was acknowledged that none of the current terminology is perfect, however, it was far preferred to be referred to as Indigenous. Given this stated preference, this document will use Indigenous Period as well as Indigenous peoples. Given the purpose of this cultural landscape report, the Paleo-Indian (Approx. 12,000-10,000 B.P.), Archaic (10,000-2,000 B.P.), and Formative or Fremont (2,000/1,700-800 B.P.) periods will not be included in the historical context.

referred to as the Fremont. These semi-sedentary people are known for their reliance on horticulture (especially growing corn) as the basis of a diet supplemented by seasonal hunting and gathering. The location of the village site was along a former channel of City Creek, which would have provided much needed fresh water for the inhabitants. By contrast, the Avenues area proper does not possess any natural freshwater sources and would otherwise be naturally dry. Such conditions are more suitable for hunting and gathering than for long-term occupation.

Over time, and through a process or series of events still not fully understood by researchers, the Fremont people as a clear and distinct culture group disappear from the archaeological record by AD 300, and evidence of the ancestors (the Numic culture group) of modern indigenous peoples appears. It is unclear whether the Fremont voluntarily abandoned the area, were forced out by the Numic groups, or merged with the Numic groups.

Three modern-day tribes descended from the Numic populations of the pre-contact era are known to claim the Salt Lake Valley as part of their traditional territory: the Goshutes; the Northern Shoshone; and the Utes. While the hearts of their patrimonial lands were located outside the Salt Lake Valley, the valley served as a shared hunting and gathering area where the three groups appear to have co-existed in relative harmony.

As a general rule, indigenous peoples did not modify the natural landscape in large-scale ways. They did, however, alter it in small-scale and localized ways. For example, some groups constructed semi-subterranean dwellings, such as pithouses, where areas of soil were excavated up to several feet deep, and superstructures composed of branches and other vegetation or with branch vigas covered with wattle and daub were erected on top. During the later prehistoric periods, specifically during the period of the Fremont culture, prehistoric peoples altered sections of the landscape to accommodate "fields" in which they grew corn, beans, squash, and other edible plants. While not the same as the often square or rectangular fields created by Anglo settlers after 1847, the fields of the Fremont peoples represented alterations of the natural landscape nonetheless. Activities of these types represent the first known human development of the landscape in the Salt Lake City area.

Late in the 18th century Spanish, Mexican, French, and Anglo trappers and traders began traversing the Rocky Mountains, Great Basin, and Intermountain West aiming to grow a religious following, wealth, or both. The first documentation of Native American groups living within the future state of Utah was most notably provided by the expeditions of Juan Maria Antonio Rivera (1765) and Fray Francisco Atanasio Dominguez and Fray Silvestre Velez de Escalante (1776) (Begay 2003, 16).

Until 1821 when Mexico gained its independence from the Spanish Empire, Utah and the Salt Lake Valley remained the uncharted lands of New Spain (Westwood 2021). The Northern Route of the Old Spanish Trail, which connected Santa Fe, New Mexico, to Los Angeles, California, passed through the areas of what today is Green River, Moab, Monticello, and the Sevier Valley before exiting the state south in the Cedar City region. This 1,100-mile trading route brought groups and desirable trade goods to Utah and to the Native Americans (Begay 2003, 17).

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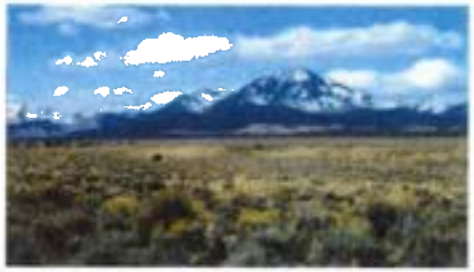
As historian Brad Westwood states, "After the Mexican-American War, the Treaty of Guadalupe Hidalgo (1848) resulted in the transfer of what is now the American Southwest to the United States. As a result of this treaty, the Utah Territory became part of the nation's public domain. The settlement also stipulated that the United States was then considered responsible for resolving any Native American land rights and claims;" however, the Treaty of Guadalupe Hidalgo did not include any formal wording recognizing Native American ownership of Utah or the southwestern lands (Westwood 2021). The Federal Government refused to recognize Native American sovereignty in 1862 with the passage of the Homestead Act, instead offering western lands to prospective settlers. Further, western colonizers chose to deny or ignore American Indian sovereignty or land claims.

During the Indigenous Period the predominant vegetation on and around the future site of Block 407 would have been associated with the region's Foothill Plant Association, typically found on lands between 4,000 to 7,000 feet in elevation. This would have included one of two common plant communities—Shrub Steppe (see Figure 2-1). Plant species typically found in this association include big sagebrush (*Artemisia tridentata*), rubber Rabbitbrush (*Chrysothamnus nauseosus*), as well as grasses and forbes including prairie junegrass (*Koeleria macrantha*), blue-bunch wheatgrass (*Pseudoregneria spicata*), Western wheatgrass (*Pascopyrum smithii*), Idaho fescue (*Festuca idahoensis*), Great Basin wildrye (*Leymus cinereus*), Indian ricegrass (*Achnatherum hymenoides*), mountain brome (*Bromus marginatus*) sticky purple geranium (i), arrowleaf balsamroot (*Balsamorhiza sagittate*), sulfur buckwheat (*Eriogonum umbellatum*), scarlet globemallow (*Sphaeralcea coccinea*), as well as a variety of Penstemon (*Penstemon sp.*) species.



Typical Shrub Steppe Association

Plan View - Typical Shrub Steppe Plant Association

Section - Typical Shrub Steppe Plant Association

Figure 2-1. Typical Intermountain Shrub Steppe Plant Association. Credit: Water Wise, 2003.

Artworks and photographs from the arrival of Anglo settlers in the valley and the first few years of settlement seem to confirm that the future location of Block 407 was dominated by sagebrush and grasses (see Figure 2-2).

Figure 2-2. Painting by H.L.A. Culmer of the arrival of pioneers to the Salt Lake Valley in 1847. Block 407 is located at the base of the stepped foothills at the right of the image. Credit: Deseret News Archives.

Development of the Avenues area was rapid in the years following Anglo settlement as the pioneers altered the environment through clearing land and introducing crops, planting trees, building roads, and establishing homesteads. As a result, little of the landscape from the Indigenous Period remains at Block 407 and that which does is essentially limited to the sloping nature of the overall terrain on which the block is located and the lack of natural freshwater sources on-site. Today, Block 407 still occupies that portion of the broader landscape where the sloping foothills of the Wasatch Mountains meet the flat terrain of the Salt Lake Valley. Beyond this, the landscape of the Indigenous Period is now a thing of the past.

Pioneer Landscape Period, 1847-1896

Remaining Block 407 Landscape Features from the Pioneer Landscape Period:

- Terraced buildings lots with sidewalks below,
- Glendinning House, and
- Dwelling at 38 G Street.

The Avenues neighborhood was among the earliest areas of the Salt Lake Valley platted by the pioneer settlers from The Church of Jesus Christ of Latter-day Saints[2] following their arrival in the area. The settlers had entered the valley in July 1847 by way of Emigration Canyon—due east of the Avenues. They followed the road cut through the canyon by the Donner-Reed Party in 1846 then forged a new path at the mouth to avoid a steep hill. Pioneer journals reveal, "Their route followed Emigration Creek, which runs in a southwesterly course down to the valley floor in a deep ravine" (Dixon 2021). Documentation by LDS Church historians (see **Figure 2-3**) has shown that the pathways of emigrants in 1847 directly followed the creek on the south side before turning northwesterly toward what is now the downtown area of Salt Lake City and a short distance southwest of Block 407.

On August 2, 1847, Brigham Young wrote to Charles C. Rich, "We have commenced the survey of a city this morning" (Grunder and Cohen 2019). Orson Pratt, assisted by Henry Sherwood, was tasked with completing the survey. No permanent building would take place until the survey was complete. The initial survey was Plat A, which is located southwest of the Avenues. It consisted of 135-acre square blocks each ten acres in size. One block was designated for public buildings and the others were divided equally into eight 1.25-acre rectangular lots to accommodate a home and large garden. The design of the plat was based on the vision of LDS Church founder Joseph Smith's 1833 City of Zion. Smith would not survive to reach the valley where his followers settled, but his grid-based city plan with wide streets, open squares, and agricultural belt was implemented shortly after the Pioneers arrived in the Salt Lake Valley.

Platting of the Salt Lake City continued in sequence with Plat B being located immediately east of Plat A and having its northern boundary on the south side of what is now South Temple Street. Plat C was located immediately west of Plat A, and Plat D (see **Figure 2-4**), which encompassed the southernmost four streets of today's Avenues neighborhood, including Block

[2] This is the proper and preferred name for the Church, but the Church's style guide accepts historical use of "Mormon Pioneers" in contexts such as this and abbreviation simply as "the Church." For brevity in this document, both will be used, as well as simply "Pioneers," (capitalized throughout as a proper noun), "Mormons," "LDS Church," and sometimes "members." No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

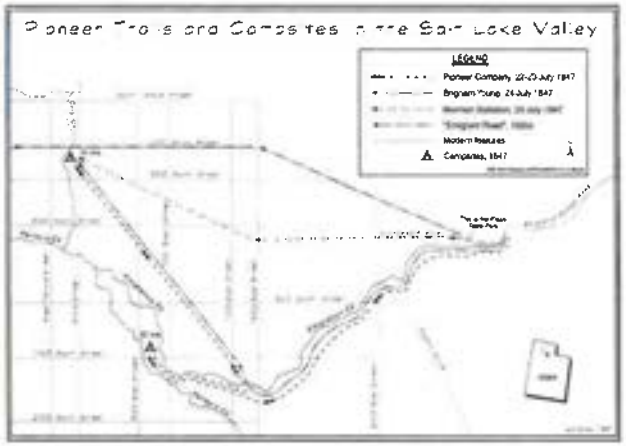


Figure 2-3. The earliest Mormon Pioneer companies stayed adjacent to Emigration Creek on the south side. Credit: Utah State Historical Society

407, was platted immediately north of Plat B, on the north side of South Temple Street. A series of other plats followed to the south, east and west. While the exact dates that Plat D was surveyed are unclear, it is evident the survey occurred sometime during the early-1850s. This suggests that lands in the Avenues area remained substantially undeveloped during the first several years of settlement. Given the natural occurrence of steppe grasses in the area, it is extremely likely lands in the future Avenues neighborhood were used as communal grazing lands for livestock prior to the actual platting of the neighborhood.

The layout of Plat D marked somewhat of a departure from the typical plat that had been used in laying out the previous three plats (A–C). Whereas the individual blocks in Plats A–C were 40 rods (660 feet) square, making them 10 acres, those of Plat D were 20 rods (330 feet) square, making them five acres. Additionally, each block was divided into four parcels or lots instead of eight as were the blocks in Plats A–C. Lastly, streets within Plat D were five rods (80 feet) wide with 10-foot-wide sidewalks where those in the preceding plats had been five rods wide with 20-foot sidewalks. The atypical configuration of Plat D was likely an adaptation to the relatively steep terrain and lack of easily available freshwater in the area. The lack of water in particular would have made

Figure 2-4. The original 56 blocks of Plat D. Credit: Nicholas G. Morgan, Sr.

subsistence gardening on those lands more challenging (and less productive). Thus, the decision to plat smaller lots while still maintaining square blocks may have been based on the expected lack of productivity from lands in the area. Regardless, the configuration of Plat D was sufficiently different than the standardized Plat of the City of Zion that had been set into law by Brigham Young for Salt Lake City that the territorial legislature had to issue a special survey ordinance to allow for acceptance of the plat (Haglund and Notarianni 1980, 3).

Plat D notes compiled by Nicholas G. Morgan around 1879 indicate that in 1857, Territorial Surveyor Jesse W. Fox, who was appointed by then-president of the LDS Church Brigham Young, issued one or more land ownership certificates to Young for the entire 56-block area of Plat D (the Avenues neighborhood would later expand to an area of 100 blocks) (Morgan 1879). This practice was the norm during the early years of settlement. All lands in the area were claimed under the ownership of the LDS Church, and, by default to its president, Brigham Young. While Young retained large tracts of land throughout the Salt Lake Valley and elsewhere for his own use, most of the land was eventually deeded to local ecclesiastical leaders in the church—referred to as bishops—who, in turn, deeded specific parcels to individual settlers or families. Records of these early transfers of ownership are scant. By 1871, individual titles began to be issued for parcels of land, and after Young's death in 1877, the Salt Lake County Recorder's office (or the predecessor thereof) began issuing titles and deeds for all ownership transfers in the area.

The lack of water challenged development of the original Plat D section of the Avenues until ditches could be constructed to carry water from surrounding sources into the area. The first such ditch to be constructed was the 20th Ward Ditch, which diverted water from City Creek. The ditch entered the Avenues near 4th Avenue and B Street and carried water southeasterly to K Street and 1st Avenue. Smaller ditches extended off of the main ditch and carried water to individual lots below the grade of the main ditch. Block 407 would have been served by this ditch system, which would have allowed for the planting of new cultigens, including subsistence vegetable gardens and fruit trees as well as ornamental trees, flowers, and shrubs. Lots east of K Street initially received water from ditches dug from Red Butte Canyon, but when the U.S. Army established Camp Douglas (later designated Fort Douglas) at the mouth of the canyon in 1862, water from the canyon was diverted for use at the fort,

which left lots in the eastern part of Plat D without water again (Haglund and Notarianni 1980, 4). The lack of water in this area was not resolved until 1884, when the municipal government of Salt Lake City installed more than 2 miles of pipelines through the area to carry water from newly constructed reservoirs in City Creek Canyon to the area.

Permanent construction in the Avenues neighborhood started with a scattering of homes in the 1850s following the completion of survey to plat the land but did not begin in earnest until water was available to the individual lots. Many of the first buildings in the area were simple rectangular structures composed of adobe bricks made from naturally occurring clay in the area. A brickyard was established in the vicinity of 4th Avenue and V Street (now Virginia Street) at the east edge of the Avenues in the 1880s and supplied bricks for many of the buildings constructed in the Avenues in the years that followed (Haglund and Notarianni 1980, 5).

Because of the sloping terrain of the area, developing land in the Avenues frequently required changes to the topography on scales both large and small. For example, establishing the east-west streets required cutting "benches" into the terrain to achieve flat travel corridors. Additionally, the ability to construct a dwelling or other building on an individual lot was constrained by the ability to create a level surface or otherwise design a structure that could be built into the sloping terrain. This approach of terracing the land to accommodate construction is most evident on the upslope lots on any given east-west street. Here, retaining walls were built on some lots to create constructible areas. Other lots were simply terraced using naturally stable angles of repose for soil slopes. This altering of the terrain is also visible on Block 407, especially along the South Temple Street where a combination of shallow terraces hosting the sidewalk and the Kearns Mansion and Glendinning House are readily apparent.

At the outset, the streets of Plat D (i.e., the Avenues neighborhood) were not named as they are today. The north-south streets, which now have alphabetized names (e.g., A Street, B Street, etc.) were named for different tree species (e.g., Pine, Chestnut, Spruce, etc.) and the four east-west streets were named Fruit Street, Garden Street, Bluff Street, and Wall Street from south to north. South Temple Street, the centerline of which formed the boundary between Plat D and Plat B, was simply named as Temple Street, though Sanborn fire insurance maps of the 1880s refer to it as Brigham Street. By 1885, the names of the east-west streets were changed to First, Second, Third, and Fourth streets, and the names of the north-south streets had been changed to their present alphabetical names. These changes were not officially ratified until 1907 (Haglund and Notarianni 1980, 3). Prior to changes to the street names, Block 407 occupied what was designated Block 7 of Plat D (see Figure 2-5). It was bordered on the north by Fruit Street (now 1st Avenue), on the east by Maple Street (now H Street), on the south by Temple Street (now South Temple), and on the west by Elm Street (now G Street). By 1879, the block had been divided into five lots—a deviation from the 4-lot blocks of the Avenues—with the southeastern lot divided into half to create two narrower rectangular lots. The first known individual owners or title holders for those lots were Robert Crookston (southwest lot), George A. Smith (northwest lot), George Openshaw (northeast lot), Maren Pedersen (east half of southeast lot), and N. L. Christenson (west half of southeast lot).

Figure 2-5. Excerpt from Plat D map showing Block 407. Credit: Nicholas G. Morgan, Sr.

For more than a decade after its founding, Salt Lake City was an LDS enclave with few "outsiders" living in the settlement. Since all land in the area was effectively owned by the LDS Church via Brigham Young, controlling who could develop the land was relatively easy, and the doling out of individual lots for homesteading could be directed toward LDS settlers only. Under this scenario, the earliest settlers of the Avenues Plat D area tended to be members of the LDS Church and lower- and middle-class laborers who wanted to be close to the core settlement area. This situation began to change during the 1860s as a result of two major events—the discovery of rich mineral ore (e.g., silver, copper, etc.) in the mountains surrounding the Salt Lake Valley and the completion of the Transcontinental Railroad north of Salt Lake City. Both events spurred an immediate increase in the population of the area, first with businessmen, developers, and investors seeking to make their fortune through mining and then with laborers flocking to jobs in the mines and processing facilities. The completion of Transcontinental Railroad and a subsequent series of locally-owned rails that connected Salt Lake City to the national route meant the Utah settlement was no longer an isolated outpost along the westering emigrant trails. The city was now connected to national markets for goods produced there and to goods produced elsewhere. New settlers could now travel by train to the city and forgo the arduous cross-country trek endured by the original pioneers. All of this brought new wealth and a more diverse demographic to the city.

As wealth began to pour into the area, South Temple Street, which forms the southern boundary of Plat D and the Avenues neighborhood and along which Block 407 is located, began to transition into a grand boulevard from an otherwise typical city street. Sidewalks, first packed dirt and later concrete, were constructed along both sides of the street, and London Plane Sycamore shade trees had been planted at regular intervals in the park strip by sometime in the 1860s according to historical photographs (see **Figure 2-6**, for example). As the trees matured, they created a canopy that afforded the street a stately air. The locations of the trees and sidewalks established during this time are the same as those found on the landscape today. Birdseye view images of Salt Lake City prepared in 1870 and 1875 provide a rare glimpse into the development of the Avenues neighborhood at this time. The 1870 images indicates that the street grid of the area had been expanded beyond today's 4th Avenue of the original Plat D to 7th Avenue but that the majority of buildings and most of the intentional landscaping was still limited to the area of the original plat. The image depicts buildings in the southwest corner, northwest corner, north-center, and east-center areas of Block 407. It is unclear if any of these structures are those represented on the earliest Sanborn map of the area, which was prepared in 1889, or if they had been replaced prior to the 1889 map. The 1875 birds eye view image of Salt Lake City provides only an oblique view of the Avenues neighborhood and South Temple Street. In this image, development in the area appears consistent with that visible in the 1870 image—most of the development was still south of 4th Avenue. Several additional buildings are shown as being present on Block 407, with most, if not all, of the lots having been developed.

Figure 2-6. South Temple Street looking east-northeast from near southwest edge of the Avenues, ca. 1870-1890. Credit: Utah State Historical Society

The homes of the Plat D section of the Avenues (i.e., the lower Avenues) north of South Temple were, generally, of a more modest form but still home to more white-collar workers than laborers. By 1889, Block 407 hosted a total of nine dwellings, including the Epley-Glendinning House. The narrow lot immediately west of the Epley-Glendinning property, which is shown in the 1879 plat map as being owned by N L. Christenson, held a one-story brick home with a rear section constructed of adobe brick. The southwest lot, which was owned by Robert Crookston in 1879 and would be acquired by Thomas Kearns for his mansion in 20 years, held a small, two-story adobe brick dwelling with a pair of one-story ells and two small wood-frame outbuildings. The northwest lot, which was owned by George A. Smith (a Trustee of the LDS Church) in 1879, held three dwellings—a one-story brick home and a one-story adobe and frame home facing west toward G Street and a one-story brick dwelling facing north onto 1st Avenue.

Figure 2-7. 1887 drawing of the Glendinning House. Credit: Utah State Historical Society

Four wood-frame outbuildings were present in association with these dwellings. The northeastern lot of Block 407, which comprised a single square parcel owned by George Openshaw in 1879 had been divided into four lots by 1889. Three of the lots occupied the eastern two-thirds of the property, and each hosted a one-story brick home—all of which appear to be variations of Victorian-era forms—facing east toward H Street. The dwelling in the central parcel was under construction at the time the map was prepared. Small wood-frame outbuildings were present on the northern and southern lots. The fourth lot in the northeast corner of the block was a long, narrow parcel occupying

the western third of the quadrant. This lot hosted a small, one-story adobe brick dwelling with a wood-frame rear addition or summer kitchen/sleeping porch.

Soon, people of higher financial means began converging on South Temple as their preferred location to build a residence. Mining and railroad magnates, engineers, medical practitioners, lawyers, architects, politicians, and LDS Church leaders could all be found in fine homes along the street. Among these residents was John W. Epley, a mining engineer who constructed a two-story Picturesque style brick home and one-story brick carriage house and stable in the southeast corner of Block 407 on the lot shown in the 1879 Plat D map as being owned by Maren Pedersen (see **Figure 2-7**). Pedersen appears to have sold the property to George W. Davis, a grocer, in 1879 or 1880, and Davis sold the property to Epley. (Stanley 1985) The house, which was designed by architect John H. Burton was completed in 1883, and was the most substantial home on the block during the Pioneer Landscape Period. Epley sold the property to James and Margaret Glendinning for $13,500 in 1884. (Stanley 1985) No images of the property were found showing the buildings or their associated landscape features during the two years Epley owned it.

Robert James Glendinning, who went by James, was born in Scotland in 1844 and arrived in Salt Lake City in 1882 with his wife of 10 years, Margaret (Maggie). Glendinning achieved business, civic, and political success quickly. However, alcoholism led to his removal from the Mayor's office, being forced out a partnership role at School Hardware Co., and foreclosure on his South Temple house. Henry Newell appears to have purchased the property as an investment at a sheriff's sale, then quickly re-sold it to Wallace M. Bransford for $13,000 more than he had paid for it.

The extant residence at 38 G St was built in 1891. Constructed as a single-family house of two stories, it is of Victorian style with a two-story projecting bay under a hipped roof. There are four decorative brick beltcourses that align with the top and bottom of both the bottom and top windows where sandstone formed their sills and lintels. The arched transom window in the front façade features original art glass. (Utah State Historical Society 1978)

Over the next nine years, the block would evolve somewhat (see **Figures 2-8 and 2-9**). The Epley-Glendinning[3] property and those in the northeast and southwest quadrants of the block were substantially similar to what that had been in 1889. Notable changes to these lots were largely limited to minor additions to the dwellings and several new outbuildings. The most substantial changes to the block between 1889 and the close of the Pioneer Landscape Period occurred in the northwest quadrant. By 1898, the quadrant had been formally divided into four separate parcels. Three of the parcels were located in the western two-thirds of the quadrant and fronted on G Street, and one occupied the eastern third of the quadrant and fronted on 1st Avenue. Of the four dwellings on these

[3] For ease of reference, the Epley-Glendinning property and/or house will simply be referred to as the Glendinning House for the remainder of the document.

parcels, only the central one (the adobe and frame dwelling) facing G Street was present in 1889. The remaining three, all of which were one-story brick dwellings, were constructed after 1889.

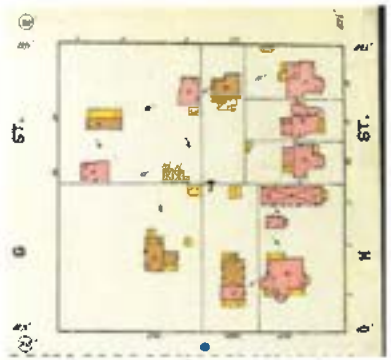


Figure 2-8. Excerpt from 1889 Sanborn fire insurance map. Credit: Sanborn Map Company.

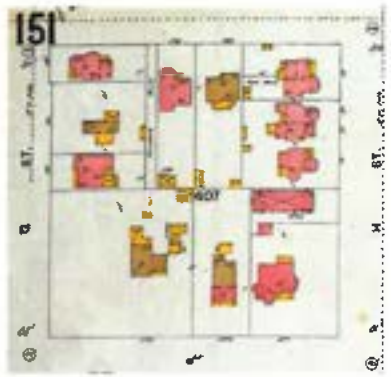


Figure 2-9. Excerpt from 1898 Sanborn fire insurance map. Credit: Sanborn Map Company.

The parcel occupying the eastern third of the northwest quadrant (i.e., the parcel facing 1st Avenue) had a unique feature not found elsewhere on the block. This feature was a long driveway, labeled as a private alley on the 1898 Sanborn map, extending the full north-south length of the parcel along its western edge. This alley remains today.

In addition to the changes on individual lots on Block 407, several changes occurred in the broader Avenues/South Temple area. By the 1890s, the trees that had been planted along the north and south edges of South Temple were reportedly sufficiently mature and overgrown that they obscured views of buildings along the road. At least some of them were subsequently removed and replaced with smaller trees (Harris and Roberts 1978), presumably to achieve the aesthetic of the grand boulevard desired by city leaders. Earlier municipal zoning rules that established criteria for developing lots in this area were abandoned in the 1890s and replaced with new ordinances that helped establish well defined sidewalks, park strips/planting areas, and curb-and-gutter. Such ordinances are responsible for the basic exterior infrastructure of Block 407 as it stands today.

Little is known about the interior landscaping of Block 407 during the Pioneer Landscape Period due to a dearth of data sources. While photographs of South Temple Street and nearby properties are available and show the regularly spaced "street trees" along the north side of the road, no photographs of individual properties on the block could be located. The sole known image of this type is a rendering (a sketch) of Glendinning House from 1887 prepared by S.W. Darke and Company (see again Figure 2-7). The image depicts a curated lawn in front of the house and wrapping around the east and west sides, a line of at least five introduced trees and two shrubs near or along the eastern parcel boundary, a poplar or similar tree along the western parcel boundary, and smaller landscape trees, shrubs, and other plantings (likely flowers) around the front of the foundation and in between a series of constructed pathways or sidewalks. The rear yard is not visible in the image. None of the landscape features shown in the image, save for lawn grasses, are still present on this parcel today.

Neighborhood Development Period, 1896-1935

Remaining Block 407 Landscape Features from the Neighborhood Development Period:

- Tree-lined park strips,
- Kearns Mansion and Carriage House,
- Great Lawn open space east of Kearns Mansion,
- Paved "driveway" extending east-west between Kearns Mansion and carriage house,
- Planter strip on north edge of great lawn along south edge of driveway,
- Front entry sidewalk and stairs from South Temple sidewalk to present "roundabout,"
- Kearns Terrace No. 2 apartment building,
- Alley from 1st Avenue south to center of block, and
- Dwelling at 34 G Street.

As the new century approached, construction was booming in Salt Lake City with much of that construction occurring in the Avenues and along South Temple. Block 407 would evolve though only slightly between 1889 and 1898 (see again **Figures 2-8 and 2-9**).

The Glendinning property and those in the northeast and southwest quadrants of the block remained substantially similar to what that had been in 1889. Notable changes to these lots were largely limited to minor additions to the dwellings and several new outbuildings. The most substantial changes to the block occurred in the northwest quadrant. By 1898, the quadrant had been formally divided into four separate parcels. Three of the parcels were located in the western two-thirds of the quadrant and fronted on G Street, and one occupied the eastern third of the quadrant and fronted on 1st Avenue. Of the four dwellings on these parcels, only the central one (the adobe and frame dwelling) facing G Street was present in 1889. The remaining three, all of which were one-story brick dwellings, were constructed after 1889. The parcel occupying the eastern third of the northwest quadrant (i.e., the parcel facing 1st Avenue) had a unique feature not found elsewhere on the block. This feature was a long driveway, labeled as a private alley on the 1898 Sanborn map, extending the full north-south length of the parcel along its western edge. This alley remains today.

By 1898, the house at 38 G Street had a one-story rear section and two wood porches constructed, one on both the front and rear. (Sanborn Fire Insurance Co. 1898) The house at 34 G St. was completed in 1899. It is a one-and-a-half story brick building of Victorian Eclectic style and central block form with projecting bays. It originally held front and rear wood porches and a small wood shed was located in the northeast corner of the rear yard. (Sanborn Fire Insurance Co. 1911)

Like many of Utah's mining magnates, Thomas Kearns was drawn to the South Temple corridor and its array of well-to-do residents and impressive homes. In 1899, Mr. and Mrs. Kearns purchased the lot on the southwest corner of Block 407 from Lillian Hook (*The Salt Lake Tribune* 1900a) and set about planning what would become their grand estate. Over the course of 1899 and into 1900, the couple acquired two additional adjoining lots for the purpose of expanding their property to accommodate their planned construction. One of the lots was located in the eastern third of the northwest quadrant of the block and contained a brick dwelling. This lot, as previously discussed, included a private alley that extended south from 1st Avenue. It had been owned by Edwin S. Marston but was reportedly occupied by tailor M.P. Wells at the time of its sale (*Salt Lake Herald Republican* 1900). The purchase price for the 55-foot wide by 165-foot-long lot was $3,500 (*Salt Lake Herald Republican* 1900). The acquisition of this lot afforded Mr. and Mrs. Kearns a secondary access point to their property from 1st Avenue as well as additional space to construct their planned carriage house, though it appears they also had to purchase the lot occupying the western third of the northeast quadrant to ultimately accommodate their plans. The second adjoining lot acquired by the Kearns' around this time was the one located directly east of their primary parcel—the lot directly west of the Glendinning House and occupied at the time by a small brick and adobe dwelling. The acquisition of this lot allowed for two important factors that mark the spatial organization and uses of the property today: 1) setting the mansion further to the east from G Street than the typical setback of the time (this would factor into the addition of a porte cochère and semi-circular driveway west of the mansion), and 2) establishing the great lawn east of the mansion for use by the family and in group gatherings.

Thomas Kearns, born in 1862, was a native of Canada who had ventured to the western U.S. during his youth. He arrived in Utah around 1883 at age 21 and began working for the Denver & Rio Grande Railroad (Randall 1985). His work for the railroad was reportedly short-lived, and he soon relocated to nearby Park City to work in the mines as an ore hauler. In 1890 he married Jennie Judge in Salt Lake City. Around that same year, Kearns assembled a group of investor partners, including David Keith, and purchased the Silver King mine group (Randall 1985). This mining group quickly proved to be one of the most productive and lucrative in Utah and garnered Kearns a financial fortune within a few years. He would later expand his business ventures into the railroading, newspaper, and banking industries. He would also represent Utah in Congress as a Senator from 1901 to 1905.

Mr. and Mrs. Kearns hired architect Carl M. Neuhausen to design for them a two-and-a-half-story Chateauesque style central passage dwelling and carriage house. The estimated cost of construction in 1899 was $100,000 (*Salt Lake Tribune* 1899). Neuhausen was born and educated in Germany and emigrated to the United States in 1886. He relocated to Salt Lake City in 1892 and went to work for noted architect Richard Kletting (who designed the Utah State Capitol building among other prominent works) (Brinckerhoff 1994). Neuhausen worked with Kletting until 1895 and then embarked on his own endeavors. The Kearns' commissioned Neuhausen to design their estate in the fashion of French chateaus for which the couple had an affinity. The ultimate plans developed by Neuhausen (see Figure 2-10) were reportedly "inspired by the very popular work of Richard Morris Hunt, architect for Cornelius Vanderbilt's homes in New Your City and Asheville, North Carolina" (Brinckerhoff 1994). The design of the Kearns Mansion called for a roof covered in green glazed tiles, exterior walls of "white marble", and a foundation of locally quarried granite (Brinckerhoff 1994). In the end, the exterior walls were constructed of oolitic limestone obtained from a quarry near Manti, Utah. It is unclear if this represents a change in the planned construction material or simply confusion in early reporting about the type of stone to be used.

***Figure 2-10.** 1899 rendering of the Kearns Mansion by Carl Neuhausen. Credit: The Salt Lake Tribune.*

The date the construction of the mansion commenced remains somewhat unclear. An article in *The Salt Lake Tribune* newspaper on January 1, 1900, states that the building was "now in the course of construction," (*The Salt Lake Tribune* 1900b) while other sources indicate construction did not begin until the spring of 1900 (Brinckerhoff 1994). The bulk of construction on the estate took place in 1900 and 1901 and was finished in 1902 at a final cost of approximately $300,000 ($250,000 for the buildings and $100,000 for the interior) (Brinckerhoff 1994).

Thomas Kearns owned the Glendinning House briefly around 1902.[4] (Utah State Historic Preservation Office | 2021) The house is labeled as a dwelling and carriage house is labeled as automobile (garage) on Sanborn maps for more than 30 years during this period. (Sanborn Fire Insurance Co. 1926, 1950, 1958)

While the mansion and carriage house were complete in 1902, the yard of the estate took several more years to take shape. A 1904 photograph of the mansion indicates that the parcel to the east, where the great lawn would be created, was still occupied by the one-story dwelling shown on the 1898 Sanborn map despite the fact that Thomas Kearns had purchased the parcel in 1899 or 1900. The building had been removed by the time new photographs were taken in 1907, and the open space of the great lawn afforded an unobstructed view of the carriage house (see **Figure 2-11**). The 1907 images indicate that the yard in front of the mansion and in the arc of the semi-circular west driveway (that accessed the porte cochère) were landscaped with lawn grasses and new trees had been planted at regular intervals in the then-very narrow park strip along South Temple and G Street; the park strips would later be widened, and the grade of South Temple would be lowered. A 1916 photograph, which was taken when the rear driveway between G Street and the carriage house was paved, indicates that a lawn was also present in the space west of the carriage house between the main east-west driveway and the northern property boundary. This space is now paved and used for parking.

Figure 2-11. 1907 image of the Kearns Mansion and carriage house.
Credit: Utah State Historical Society.

[4] There's a possibility that Kearns temporarily lived in the Glendinning House while construction on the Kearns Mansion next door was being completed.

Sometime between 1898 and 1911, the small brick structure on the Glendinning property was demolished. (Sanborn Fire Insurance Co. 1898, 1911)

The house was no sooner complete than the first public criticism appeared in the newspaper. In *Truth* in September 1902, a letter to the editor remarked:

> "People want to know how it is that residents of the swell part of Brigham [S]treet, including the district adorned by Senator Kearns' mansion, are allowed to use water for sprinkling their lawns almost any time they please. In that quarter little or no attention is paid the rule restricting sprinkling to certain days and hours, while those who live less pretentious quarters of the city are made to live up to the law." (*Truth* 1902, 10)

The lawn spaces remained as they were in 1907 until at least the mid-1920s, as indicated by a 1925 photograph of the property. In this image, the walls of the mansion are covered in ivy/vines, and the yard surrounding the mansion on the south and west is composed of open lawns with no interior plantings (see **Figure 2-12**). It does appear that a tree had been planted near the approximate center of the great lawn east of the mansion and that a row of trees had been planted along the east edge of the lawn, presumably for privacy. Gardens at the Kearns Mansion included trees of sycamore, ash and maple, as well as spacious grass. Jennie Kearns enjoyed color so each spring the garden was populated with a few tulips. Though a fountain was on the east side of the house, it was seldom used. (Arrington & Swinton 1987, 49) Jennie also had rose bushes that were planted right outside the back door. The planting of roses by the Kearns started a nearly continuous history of having roses on the property.

Figure 2-12. 1925 image of the Kearns Mansion. Credit: Utah State Historical Society.

Thomas Kearns purchased the residential properties at 518 and 524 First Ave. along with a private alley ca. 1899. His intent of purchasing these properties was made clear by 1901 when construction on an apartment block named Kearns Terrace No. 2 was started and occupied by August. Its original addresses were 518, 520, 522, and 524 1st Avenue. The building had an in-house maintenance and landscape person. The walk-up type apartment building was a two-story brick structure (see Figure 2-13) and the second such building erected by Kearns.[5] Construction of Kearns Terrace No. 2 preserved the private alley that ran along its west property line from 1st Avenue south, alongside the west edge of the Kearns Carriage House and into the center of the Kearns Mansion parcel. The alley became a driveway access for resident parking at the rear of Kearns Terrace No. 2.

[5] Kearns Terrace No. 1 was located at 600 South and State Street and built ca. 1901. Designed by architect Frederick Albert Hale, it was well known for its detailed appointments. Kearns sold it in July 1917 for $50,000 but apparently held on to Kearns Terrace No. 2. Kearns Terrace No. 2 may have also been designed by Hale, who designed a number of Salt Lake City's most iconic buildings (e.g., the Alta Club, the old Hansen Planetarium, the Masonic Lodge, etc.).

Figure 2-13. Kearns Terrace No. 2 apartments as it appeared in 1977. Credit: Utah State Historical Society.

Figure 2-14. 1905 image of South Temple near the Kearns Mansion. Note yard terracing at Kearns Mansion and narrow park strip. Credit: Utah State Historical Society.

Broader changes on and around Block 407 took place during the Kearns Family Period that influence the overall setting of the block today. For example, South Temple was an unpaved road with a center-running streetcar line with an electrical catenary at the time the Kearns Mansion was constructed. The road was a two-level feature with the elevation of the north half as much as two feet higher than that of the south half in some areas (see Figure 2-14). In 1902, the city began paving streets in the downtown area. In 1905, they turned their attention to South Temple. Over the next two years, South Temple was paved in a combination of cobblestones and bricks; sections of intact cobblestone paving were found below modern-day asphalt when the road was reconstructed in 2002. The two-level nature of the road was maintained. Several years later, during the early 1910s, the northern half of the road was lowered to its approximate current elevation to match the grade of the southern half, and the streetcar tracks and catenary poles were removed. Lowering the north half of the road required widening the park strip mitigate the slope between the sidewalk and the curb. This change is evident in a 1912 photograph of the sidewalk area in front of the Kearns Mansion (see Figure 2-15). The park strip trees that were already present there were left in place, though widening the park strip to the south created a situation wherein the trees, which were originally planted in the very narrow park strip present prior to 1910, are offset closer to the adjacent sidewalk instead of near the center of line of the park strip (see again Figure 2-15). Onion-topped steel lattice utility poles and light fixtures were also installed along the north side of South Temple at that time.

Figure 2-15. 1912 image of South Temple and park strip in front of the Kearns Mansion
Credit: Utah State Historical Society.

Three separate addresses for 38 G St. were present by 1911 – 38, 40, and 48 G St. (Sanborn Fire Insurance Co. 1911) The Glendinning House is labeled as a dwelling and carriage house is labeled as automobile (garage) on Sanborn maps between 1911 and 1958. (Sanborn Fire Insurance Co. 1911, 1926, 1950, 1958)

Clarence Bamberger purchased the property in 1915 after having previously lived at the Alta Club. Like the original owner Epley, Bamberger was also a mining engineer. Bamberger lived at the property until 1927 when they then rented it to a succession of occupants. (Utah State Historic Preservation Office 1 2021) Likely due to the transitional nature of the property between 1911 and 1935, the property did not experience noticeable change to the buildings or the landscape.

Another notable change to the area during this period occurred during the 1920s and came in the form of zoning ordinances. Prior to the 1920s, South Temple had been zoned as a primarily single-family residential corridor. During the 1920s, the city revised the zoning to allow for commercial development. Over the next several decades, a number of older residences, including some larger mansions, were demolished to make way for commercial facilities, office buildings, and apartments, and other existing homes were remodeled to transform them to multi-family dwellings (Harris and Roberts 1978).

Thomas Kearns died October 18, 1918, from injuries sustained in an auto-pedestrian accident in downtown Salt Lake City. Kearns had been injured in late-September or early-October and suffered a stroke several days later. He passed away three days after the stroke at the age of 56. Mrs. Kearns retained ownership of the property for nearly two additional decades before deeding it to the State of Utah in 1937 for future use as the Governor's residence. The family retained ownership of the Kearns Terrace No. 2 however.

The Kearns property, and the rest of the block for that matter, appears to have changed very little between Thomas Kearns' death and the deeding of the property to the State. In fact, the Sanborn map depiction of the block in 1950 is almost identical to that shown in the 1911 map (see Figure 2-13, above). As such, the overall spatial organization and massing of the block from the Kearns Family Period was carried forward into the first period of the property's ownership by the State of Utah.

In addition to the changes on individual lots on Block 407, several changes occurred in the broader Avenues/South Temple area. By the 1890s, the trees that had been planted along the north and south edges of South Temple were reportedly sufficiently mature and overgrown that they obscured views of buildings along the road. At least some of them were subsequently removed and replaced with smaller trees (Harris and Roberts 1978), presumably to achieve the aesthetic of the grand boulevard desired by city leaders. Earlier municipal zoning rules that established criteria for developing lots in

this area were abandoned in the 1890s and replaced with new ordinances that helped establish well defined sidewalks, park strips/planting areas, and curb-and-gutter. Such ordinances are responsible for the basic exterior infrastructure of Block 407 as it stands today.

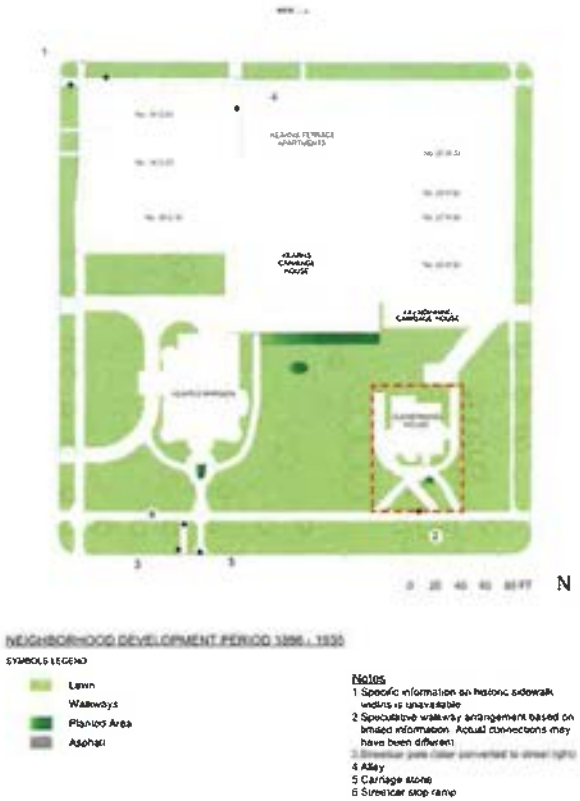


Figure 2-16. Period Plan – Neighborhood Development Period, 1896-1935

Commercialization Period, 1935-1975

Remaining Block 407 Landscape Features from the Commercialization Period:

- Parking lot at rear of Glendinning House,
- Open space at northeast corner of the block, and
- North and northeast additions to the Glendinning House.

After it was donated to the state to be used as the Governor's home, the Kearns Mansion was refurbished and redecorated in 1938. Henry H. Blood was the first governor to live in the Kearns Mansion. (Lester 1979, 97) By 1945, small trees and bushes began to be seen in historic photos, though they are not contiguously located. Between 1945-1949, two Blue Spruce trees were planted, one each at the southeast and southwest corners and set away from the house.

While it is unknown when Thomas Kearns or the Kearns family sold Kearns Terrace No. 2, the building continued to be four units through 1942. (R.L. Polk & Co. 1942) However, by 1950 the building was subdivided and renovated into 14 apartments, the same configuration which it possesses today (see **Figure 2-17**).[6] (Sanborn Fire Insurance Co. 1950, 1958, 1963, 1969) By 1958, a wall separated the apartments from the Kearns Mansion property.

Figure 2-17. Kearns Terrace No. 2 as it appeared in 1983. Credit: Utah State Historical Society.

[6] Kearns Terrace No. 2 was last remodeled in 1993. (Salt Lake County 2022)

The house at 34 G Street continued to be listed as a single-family residence through at least 1942 but was formally converted to three apartments prior to 1950. (R.L. Polk & Co. 1942; Sanborn Fire Insurance Co. 1950, 1958, 1963, 1969) Today the building remains as three units and was last remodeled in 1995 (see **Figure 2-18**). (Salt Lake County 2022)

Figure 2-18. 34 G Street as it appeared in 1966. Credit: Utah State Historical Society.

By 1950, the house at 38 G St. was listed as five apartments and it remained in the configuration through at least 1968 (see **Figure 2-19**).[7] (Sanborn Fire Insurance Co. 1950, 1958, 1963)

In 1953, the Glendinning property was rented as a home to Dr. Marcus H. and Helen Burton. The Burtons lived in the house at least part time, traveling to their house in New York regularly and leaving their children in Salt Lake City on occasion. Dr. Burton purchased the property in 1957 and began converting it into his dental practice. (Utah State Historic Preservation Office 1 2021)

[7] Today the building has a six-unit configuration, having been last remodeled in 1998. (Salt Lake County 2022)

Figure 2-19. 38 G Street as it appeared in 1966. Credit: Utah State Historical Society.

In 1950, the original backyard at the Kearns Mansion was present as was the semi-circular drive on the west through the west portico. The circulation pathways throughout the site remained the same. There appear to be no plantings on the west, in the rear yard, or the center of the Great Lawn, instead opting for a majority of the site to be covered with manicured lawn as the Kearns' had done. (Aerial Photographs 2022) However, Governor J. Bracken Lee and First Lady Margaret Lee were gardeners and utilized the rear yard for flowers including lilacs and roses, and later blue-spired delphiniums. (*The Deseret News* 1949, H12)

Lee was the last Governor to live in the Mansion before moving to the new executive residence on Virginia Street in 1957. Stewardship for the Mansion was placed in the hands of the Utah State Historical Society and served as their offices. (Lester 1979, 97-98) In order to adapt its use to commercial, the entire north lawn, in essence the backyard along the north property line between the carriage house and sidewalk, was converted to parking. (Sanborn Fire Insurance Co. 1958) The year 1958 was also the last where ivy was seen to be growing on the exterior of the Mansion. However, no other landscape changes occurred during the transition. (Aerial Photographs 2022)

Between 1901 and 1975, the Glendinning property had at least six owners, some of whom rented the property to others for short periods of time. (Utah State Historic Preservation Office 1 2021) Likely due to the transitional nature of the Glendinning property between 1935 and 1958, the property did not experience noticeable change to the building exteriors or the landscape. However, the succession of owners did lead to a continuous remodeling of the interior of the house. (Harris 1978) The 1958 aerial clearly shows a driveway from H Street that runs east-west into the Glendinning carriage house and also southwest-northeast to the rear of the house. There are several mature trees on the property - one in front, at least four in rear. The rest of the property is manicured lawn with no apparent plantings. This was also the last photo to show a complete block of structures. By 1962, three houses on the northeast corner of the block and the Glendinning carriage house were demolished and a dirt lot replaced them. (*Aerial Photographs* 2022)

When the Utah State Historical Society hosted the national conference for the American Association for State and Local History in 1958, reportedly the grass was brown despite many experts being involved to rectify the situation. (*The Salt Lake Tribune* 1958, 14) The period between 1958, when we see the first rear parking lot appear behind the Kearns Mansion, through 1977 there is no record of roses planted on the property. This was a clear break from the Kearns family tradition which was carried on by the state and first ladies through at least 1954, through in different locations, and then in 1977 when the First Spouses Rose Garden makes its first appearance on aerial photographs.

A planting plan was drawn up by renowned Utah landscape architect Karsten Hansen in 1965 for the Utah State Historical Society (see **Figure 2-20**). The plan did not propose changing any of the landscape vegetation beyond the sidewalks or within the Great Lawn, and did not add any new hardscape. What the landscape development plan called for was a greater density of plantings immediately adjacent to the Kearns Mansion, the addition or expansion of the planting area on the east side of the property adjacent to the Glendinning fence. However, it appears from historic photographs and aerials that very little or none of this plan was carried out. (Aerial Photographs 2022)

Dr. Burton's adaptations physically altered the building and property for his business (see **Figure 2-21**). The transition of converting the entire Glendinning property to commercial use was in earnest by 1962 when the carriage house was demolished for a parking lot. (*Aerial Photographs* 2022) Sanborn labeled the house as a store (or commercial use) and dwelling, while the carriage house was labeled as a dwelling on the west and auto and store on the east. (Sanborn Fire Insurance Co. 1963)

Figure 2-20. The Karsten Hansen design for the Utah State Historical Society, 1965.
Credit: Utah Division of Facilities and Construction Management

Figure 2-21. The Salt Lake Dental Hospital following many of the alterations, circa 1966.
Credit: Utah State Historical Society

By 1966, a one-story east addition and a two-story north addition were constructed as the dental hospital wing and patient rooms respectively. To better accommodate clients, the primary entrance was moved from the central doorway to the southwest doorway and porch. (Utah State Historic Preservation Office 1 2021) Vegetation at this time appears to have been predominantly lawn, with foundation plantings including some type evergreen shrubs around the front and a mature tree.

When the Kearns Mansion and Carriage House were listed on the National Register of Historic Places in 1970, the London Plane Grove within the park strip was called out as being listed as Utah Heritage Trees. (Smith 1970) The Legislature voted in 1977 to restore the Mansion and once again use it as the Governor's official residence. (Lester 1979, 98) At that time, the landscape had remained consistent since 1958.

Demolition of the Glendinning carriage house led to paving a small asphalt parking lot behind the dental clinic by 1971. The lot further to the north was either unmanicured lawn or a fallow field. A narrow walkway existed between the parking lot and front of the house. (*Aerial Photographs* 2022)

Figure 2-22. Glendinning House boarded up and marketed for redevelopment, 1975.
Credit: Marriott Library, University of Utah

By 1975, the Glendinning house was boarded up and the property marketed as a high-rise condominium site called "The Mansion House," a six-story concrete structure by developer Meeks Writhlin (see **Figure 2-22**). The sign also stated that it was a "downtown prime location for condominiums." (Cooley 1993) Utah Arts Council Director Ruth Draper mobilized to have the Utah State Legislature step forward to purchase the house with the intent to make it the new office and gallery for the agency. (Utah Division of Arts & Museums 2018) Fortunately the legislature recognized the potential problems having a large commercial development next to the Kearns

Mansion, which at the time was being used as the offices of the Utah State Historical Society and Utah Office of Fine Arts, and appropriated $250,000 to purchase the Glendinning House in 1975. After two years of planning and arranging for funding, rehabilitation started in 1977. (Cooley 1993; Johnston 1978)

Figure 2-23. Period Plan – Commercialization Period, 1935-1975

Preservation Period, 1975-2022

Remaining Block 407 Landscape Features from the Preservation Period:

- Perimeter security fence at the Kearns Mansion,
- Planting areas on interior of Kearns Mansion security fence,
- Additional parking at northwest corner of the Kearns Mansion lot,
- Magnolia tree at northeast corner of the Kearns Mansion,
- New concrete walkways at Kearns Mansion,
- Apple trees along the property line between Kearns and Glendinning lots,
- Reconfigured circulation pathways at Glendinning House,
- Sculpture and concrete display plinth at Glendinning House, and
- Thought Garden patio, benches, and trees at Glendinning House.

The state's purchase of the Glendinning House led to its first rehabilitation between 1977-1978. (Lester 1979, 235) The 1977 landscape appears to be manicured lawn on all sides of the building and mature trees in the south and east park strips. There is no evidence of a fence between Glendinning and Kearns. (*Aerial Photographs* 2021) A 1977 aerial photograph documents the circulation pathways at the time:

- Formal pathway in the south park strip between the sidewalk and street;
- Formal pathway between sidewalk and southwest corner entrance to the house;
- Formal pathway along the east side of the house running from the front of the house to the rear driveway;
- Rear driveway, a portion of which has been revealed from its previous location within the carriage house; and,
- An informal diagonal pathway (desire line) between the northwest corner of the house and the east formal pathway.

Exterior restoration removed the two-story addition on the north and moved the main facade entrance back to the center doorway from the southwest corner. (Utah State Historic Preservation Office 1 2021) By 1978, the Utah Arts Council moved in. (Utah Division of Arts & Museums 2018) For the first time, the arts and their state facilitating agency had some new and heightened stature. (Cooley 1993)

After Democratic Governor Scott Matheson won the election in 1977, he proposed moving the Governor's residence from the Virginia Street Executive Residence back to the Kearns Mansion. He felt the Virginia Street location could not meet the needs of his family, nor was it adequate for entertaining. (Arrington, L. & Swinton, H. 1987) Utah had grown rapidly since Governor Lee left the Mansion in 1957. In a span of 20 years Utah's population surged from 826,000 to 1.32 million, a growth of 58%. (Digital Commons 2022) First Lady, Norma Matheson, played a key role during the restoration period (1977-1980) serving as ex-officio on the Executive Mansion Fine Arts Policy Commission. (Arrington, L. & Swinton, H 1987)

The restoration's primary focus was on critically needed updates to the interior. However, one significant change requested by Governor Matheson was to make the Mansion ADA accessible by adding a wheelchair lift and porch to the porte cochère. Porch steps on the new structure were designed to have a gradual rise. (Parkinson 1978) The Governor was a proponent for accessibility and received an award in March of 1982 for his many efforts. (Shields 1982) The addition of the wheelchair lift accessitated moving the circulation path of the driveway so it passed in front of the new porch instead of underneath (see **Figure 2-24**). Moving the driveway created a wider planting bed and new turf area on the southwest side of the Mansion while reducing the turf area to the west (see **Figure 2-25**).

Figure 2-24. View northeast in circa 1907. Credit: Utah State Historical Society.

Figure 2-25. View northeast in 1980s era post renovation with driveway location change. Credit: Arrington & Swinton

Figure 2-26. Original landscaping seen in 1916. Credit: Utah State Historical Society.

Figure 2-27. Landscaping and fencing circa 1980. Credit: Utah State Historical Society.

Another change which appears to have occurred during this period is the addition of plantings in the northwest beds adjacent to the Mansion (see **Figures 2-26 and 2-27**). Finally, the block was altered when the grassy area north of the Glendinning property was paved in asphalt to provide more parking for the Mansion and the Utah Fine Arts Division. (Historical) Aerials 1977 & 1980)

In preparation for the move to the Kearns Mansion, the state commissioned the FBI to assess security for the Kearns Mansion property. (Oberbeck, 1999) The report prompted the state to purchase 30 G Street, a small Queen Anne Style home built in 1905 immediately adjacent on the northwest. (Hoffaker 1999)

In January of 1980 the Mansion restoration was complete and Governor Matheson and his family moved in. However, by April of 1982 "the need for greater security around the Governor and his family" was "a major concern of state public safety officials." (Jonsson 1982) In addition to threatening letters, people had been found "loitering in and near the building" (Jonsson 1982) and "transients sometimes slept under the pine trees in the front yard." (Arrington, L & Swinton H. 1987) In response, a perimeter security fence was proposed (see **Figures 2-28 and 2-29**).[8] Constructed in the midst of a "severe" recession with inflationary pressure and double-digit unemployment (Urquhart, M. & Hewson, M. 1983), the legislature approved a limited budget for the fence. (Jonsson

[8] Originally proposed at six feet, the Heavy Aristocrat had ¾" tubular pickets four inches apart with spiked tops and four-inch square tubular steel posts. Budget allocated limited design to be primarily security driven instead of the ornament and secure fence design that was sought. (The Salt Lake Tribune, April 10, 1980)

1982) Completed in August of 1982, the security fence had four gates: three were manual and one was an electric gate for vehicular access to the main parking lot on the northwest side of the property.[9] (Jonsson 1982) For the first time in history the Governor's Mansion was secured from the public.

Figure 2-28. Before Security Fence. Credit: Deseret News 1979

Figure 2-29. View of main façade after first security fence was installed. Credit: Library of Congress.

[9] The original design was reduced to 5½ feet after pressure from the Historic Landmarks Committee. (*The Salt Lake Tribune*, August 17, 1982)

The Great Lawn served as an important entertainment space for Governors in the Preservation Period (see **Figure 2-30**). A tradition of summer garden parties with live music and catered refreshment to raise money for the Governor's Mansion Foundation began in 1984 with Governor and First Lady Matheson. (Parkinson 1984) Governor Norman Bangerter and his wife Colleen hosted in 1985 and 1986 after he won election in 1984. (UEN 2022) The lawn has continued to serve as the main site for outdoor functions with permanent foundations added to the lawn in multiple location for tents and lights. (Pyper 2022)

Figure 2-30. Great Lawn circa 1980. Credit: Arrington & Swinton

The First Lady Rose Garden continued to play a prominent role in the landscape during this period. In 1985 Colleen Bangerter planted a Tropicana Rose in the garden from the Utah Associated Garden Club (see **Figure 2-31**). (Folsom 1985). In 1996 the Utah Civic Beautification Awards Program presented the Governor with a commemorative plaque honoring The Utah Governor's Mansion First Ladies Garden (see **Figure 2-32**). (Folsom 1996) At time of award 13 names were listed. Since then, each successive Governor's spouse has been listed on the plaque - including Governor Olene Walker's husband, First Gentleman, Myron Walker, and subsequently it was renamed the First Spouse's Rose Garden.

Figure 2-31: First Lady Colleen Bangerter (at center) in the Rose Garden. Credit: The Salt Lake Tribune.

Figure 2-32: First Lady Jacalyn Smith Leavitt. Credit: The Salt Lake Tribune.

Figure 2-33. Press conference to save 30 G Street. Credit: The Salt Lake Tribune.

Governor Mike Leavitt held office from 1993-2003 but only lived at the Mansion for a short time, opting instead to use it for "official events." (The Salt Lake Tribune 1996) A major change to the block and Mansion landscape came in April of 2000 when the state-owned Victorian era home at 30 G Street was demolished to create more parking in spite of preservation efforts from local residents (see Figure 2-33). (Huffaker 2000) The lot was incorporated into the existing boundary and paved. The large stucco wall that extends from the carriage house to the fence on the west of the property was likely constructed at this time. Its presence is confirmed in a 2011 site survey by John W. Francom & Associates. At the base of the wall is a narrow planting bed that extends the length of the parking lot. The columnar trees originally planted here were eventually replaced with grasses. (Pyper 2022)

First Lady Jacalyn Smith Leavitt, a former teacher and advocate for children and families, added to the landscape by planting a tree on the north side of the Kearns Mansion just east of the back entrance. (Dixie State University 2022) The "Challenge Tree" was planted with students from the Utah School for the Deaf and Blind on Earth Day as a symbol of overcoming adversity (see Figure 2-34).[10] (Hartman 2002) In addition to the magnolia tree, the Leavitts requested that apple trees be planted. Three were planted in the bed adjacent to the Glendinning property to the east and two still remain. (Pyper 2022)

Figure 2-34. First Lady Jacalyn Smith Leavitt Tree Planting in 2002.
Credit: The Salt Lake Tribune

Governor Gary Herbert and his wife, Jeanette, moved into the Mansion in 2009 and shortly after preparations began for a landscape redesign.[11] A 2011 site survey by John W. Francom & Associates

[10] A plaque commemorating the event is stored in the carriage house.

[11] Only small changes to the landscape had occurred in the previous decade. The overgrown pine tree on the southwest corner was removed (Pyper 2022) and a pair of dog statues were gifted from Governor Jon Huntsman, for the front porch. (Utah Heritage Foundation 2015)

was conducted. The existing asphalt driveway is noted along with a disclaimer that by the time it was published a new driveway had been poured. Aerial photos support this and the repaving of the parking lot, driveway in front of the carriage house and surrounding areas. In addition, the 2012 Demolition plan from MJSA notes the new driveway as an existing element as well as a small triangular curbed planter built around the electronic gate control post that was not in the 2011 survey. (John W. Francom 2011)

During this time First Lady Jeanette Herbert worked with MJSA architects, MGB+A landscape architects and the celebrated Temple Square landscape architect, Peter Lassig, to update the landscape with particular emphasis on the pedestrian entrance to make it more inviting for the public. (MGBA-studio.com 2022) The resulting 2012 site plan called for several changes:

- The original circulation path was moved south and east several feet and the curve widened to allow for more planting space and provide a wider surface. Steel curbing created new planters that run along the path (see Figure 2-35).

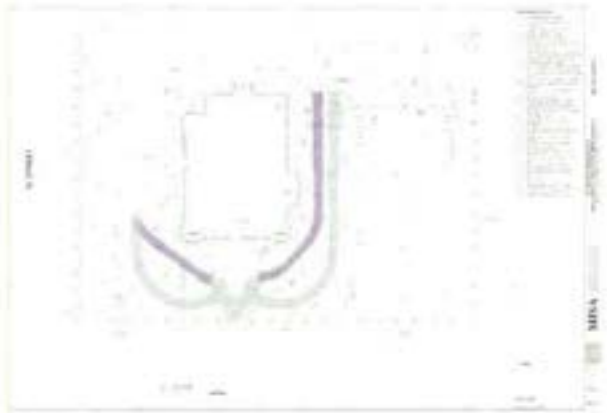


Figure 2-35. Purple highlights the original 1902 pathway that was demolished. Gray highlights the new (current) circulation path installed in 2012. Credit: MJSA Architects Bid Documents.

Figure 2-36. Circulation path circa 1996 during a tour. Credit: Utah Preservation, Volume I.

Figure 2-37. Circulation Path as it appeared in 2012 after completion. Credit: www.MGBA-Studio.com 2022.

◆ Planting beds to provide seasonal color and interest were designed by Peter Lassig (MGB+A Studio 2022), a noted landscape architect who had recently retired from over 45 years at Temple Square, 33 years as head gardener (see **Figure 2-36**). (Stack 2015) Lassig was known for the way he created designs using a technique from Bajas painter Paul Clay which he called "Skeleton-Tendon-Flesh." (Legacy Podcast Episode 30)

◆ Small-scale feature changes include removing the flagpole from the circular bed at South Temple pedestrian entrance and installing two new flagpoles. The Utah State flag was placed to the east and the national flag to the west (MJSA Architects 2012). In addition, lighting was updated throughout the site and accent lighting added to the planting beds as seen in **Figure 2-37**.

Figure 2-38. Kearns Mansion Boxwood Hedge, 2012 Design
Credit: www.MGBA-Studio.com 2022.

◆ The Great Lawn was retained and defined by making planting beds more uniform along the north edge. A hedge of boxwoods was planted in this area to separate the carriage house driveway and the Great Lawn. However, the hedge was subject to ice melt burn and by 2021 several had died so a tall curb was installed to help protect plantings. (Pyper 2022) The curb was extended to the opposite side of the path as well to meet up with existing curbing.

◆ A break in the planting beds was included in the 2012 plan under the dining room window. This grassy area is often used to set up a podium for events (see again **Figure 2-38**). (Pyper 2022)

◆ Several trees were removed and locations noted on the 2012 Demolition Plan. (MJSA Architects 2012) However, many trees were retained including three mature trees in the Great Lawn. Google Earth images show they were eventually removed sometime between June of 2013 and June of 2015 (see **Figures 2-39 and 2-40**). (Google Earth 2022)

Figure 2-39. Great Lawn June 2013
Credit: Google Earth.

Figure 2-40. Great Lawn June 2015
Credit: Google Earth

◆ New turf was added throughout the site and planting areas well defined (see **Figure 2-41**). A list of plantings can be found in the MJSA Architects 2012 bid documents on page 9.

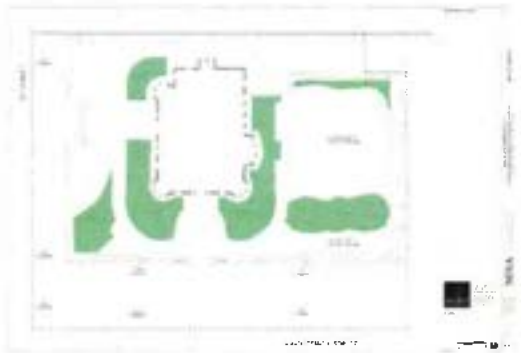


Figure 2-41. MJSA 2012 Turf Site Plan Credit: MJSA Architects Bid Documents

Annuals and spring tulip bulbs are traditionally added throughout the site in the garden beds with emphasis on the circular bed at the base of the front steps. In addition, large pots filled with annuals from the Utah Department of Corrections Greenhouse Program are placed by the front Kearns Mansion steps. (Pyper 2022)

Figure 2-42. New security fence installed in 2016 as it currently stands. Credit: https://jacobbarlow.com/2018/10/25/thomas-kearns-mansion-and-carriage-house/

In fall of 2016 a new eight-foot perimeter fence was installed at the Kearns Mansion, raising the height two feet from the previous version (see Figure 2-42).

The year 2018 marked the 40th year that the Glendinning House served as headquarters for the Utah Division of Arts & Museums. At the 40th anniversary celebration of Utah Arts & Museums in its Glendinning House offices in October 2018, a redbud tree was planted and dedicated to Ruth Draper and her foresight and efforts to save the building (see Figure 2-43).

Figure 2-43. A plaque commemorating Ruth Draper's efforts to save, adaptively reuse, and restore the Glendinning House near the redbud tree.

The site and building received some alterations that year with creation of a public sculpture pad and adjacent "thought garden," irrigation replacements, a new ADA parking configuration, and new plantings. The thought garden is a series of four benches on crushed stone with four Amanogawa Cherry (*Prunus s. "Amanogawa"*) trees between benches. The entire area is surrounded by a four-foot black aluminum fence with two entrances through the fence on the east and west. To the east of the thought garden and at the southeast corner of the house is a public art sculpture on a concrete pad.

Due to heavy water runoff from the sloped parking lot, the parking area and sidewalk were reconfigured. A concrete curb was built at the south end of the parking lot to divert the water and a new ADA access sidewalk was constructed in the southeast corner of the parking lot. The front (south), east, and north (rear) sides received new gravel and mulch areas along the edges of the house. Plantings among the new areas included Elijah Blue Fescue (*Festuca glauca 'Elijah Blue'*),

'Karl Foerester' Feather Reed Grass (*Calamagrostis x acutiflora "Karl Foerster"*), Adagio Maiden Grass (*Miscanthus sinensis 'Adagio'*), Pink Muhly Grass (*Muhlenbergia capillaris*), and Knock Out Shrub Rose (*Rosa x 'Knock Out'*).

Chapter III – Existing Conditions

This section includes narrative, graphic, and photographic documentation of the 2022 existing conditions within the Block 407 Cultural Landscape Report (CLR) study area. Inventory information was combined from an electronic base map and survey provided by Bowen, Collins & Assoc., available existing conditions documentation from GSBS, and a site visit on January 12, 2022. The description of the existing conditions within the Block 407 study area identifies and documents individual landscape systems and features.

More detail can be found in a complete list of all historic landscape features in *Appendix A Inventory of Landscape Resources for Block 407*. This report also contains a series of photographs of the site taken on January 12, 2022, by Io LandArch. See **Figure 3-14** for a photographic reference map of the study area.

Landscape Characteristics of Block 407

This section includes narrative, graphic, and photographic documentation of the 2021-2022 existing conditions within the Block 407 Cultural Landscape Report study area (Figure 1.1). Inventory information was combined from an existing electronic base map provided by Bowen Collins & Assoc., available existing conditions documentation, and a site visit on January 12, 2022. The description of the existing conditions within the Block 407 study area identifies and documents individual landscape systems and features. Existing conditions descriptions are organized around the following standard National Park Service (NPS) categories for landscape characteristics:

- Context,
- Topography,
- Spatial Organization,
- Cultural Traditions,
- Circulation,
- Land Use and Activities,
- Views and Vistas,
- Buildings and Structures,
- Cluster Arrangement,
- Vegetation, and
- Small-Scale Features.

The end of this section includes a discussion of the condition assessment, which can be found in more detail along with a complete list of all landscape features in *Appendix A Inventory of Landscape Resources*.

Context

Block 407 is located in the Avenues Neighborhood of Salt Lake City. The three-acre block is bounded by 1st Avenue on the north, H Street on the east, South Temple Street on the south, and G Street on the west. South Temple Street is a five-lane arterial street within Salt Lake City and is the dividing point between the three- and ten-acre blocks. The southern portion of the block is covered by the South Temple historic district while the northern portion is covered by the Avenues historic district. The surrounding blocks are north of South Temple Street are largely residential mixed with office space. Parking is predominantly located on the interior of the blocks. Across the street to the south include historic grand homes, the Salt Lake Masonic Temple, and a modern office building.

Topography

Block 407 follows the general topography of the Avenues as they slope towards the south as part of the base of the Salt Lake Foothills. The elevation of 1st Ave on the north side of the block is approximately 21 feet above the grade of South Temple, giving both G Street and H Street an approximate slope of 6-7%. The park strip along South Temple slopes down towards the street at an average of 20% slope. The interior of the block gently slopes (4-6%) towards the southwest corner of the block. The difference in elevation is made up in the berm that borders the southwest corner and southern perimeter of the Kearns site. The berm has an average slope of 40% down to the sidewalk. As the berm travels east, it tapers off until it disappears into the slightly sloped Glendinning front yard. On the east side of the Glendinning House, the Thought Garden patio and associated sculpture are on a small hill that is bound on the west side by a short (approximately three foot) retaining wall. The landscape in front of Kearns Terrace No. 2 is held relatively flat by a low retaining wall that surrounds the area. Lastly, the upper northwest lawn between the Glendinning parking lot and the public sidewalk slopes down from the sidewalk to the curb ranging from 10% to 30%.

Figure 3-1. Existing Conditions Plan - Topography

Spatial Organization

The study area is comprised of a variety of spaces that are defined by buildings and associated lines of force, fencing, vegetation, and the surrounding streets which enclose the block. The block is divided into exterior areas, which are comprised of public (sidewalks and park strips) and semi-public spaces (front yards), and interior areas which are comprised of private (within the Kearns perimeter fence) and semi-public spaces (outside the Kearns perimeter fence). The block exterior areas are generally unified via the lawn that comprises a large percentage of the perimeter ground plane.

Block Exterior Areas

North-West Streetscape: This area is defined on the north side by 1st Avenue. The front facades of the northern buildings and the northern line of linden trees adjacent to the Glendinning parking lot act as a dividing wall plane to the south. The masonry wall north of the Kearns parking lot and the western Kearns fence visually divides this northern portion of the west park strip from the separate west park strip area.

East Streetscape: The mature tree canopy of lindens along the east edge of the Glendinning parking lot create a wall plane that separates the park strip from the parking lot. The street trees provide an eastern wall plane. The combined mature tree canopy creates an overhead plane. To the south the park strip is visually divided by the line of force off the southern edge of the Glendinning addition.

Glendinning Front Yard: The Glendinning front yard area including the associated park strip is defined by the Glendinning façades and the lines of force off these facades that extend to H Street on the east. The western edge is defined by the wall plane of the Kearns perimeter fence and further emphasized by the change in topography as the lawn terrace south of the Kearns property begins to slope up from the more even ground of the western Glendinning front yard. The mature street tree canopy creates an overhead plane.

South Temple Streetscape: The South Temple streetscape is defined to the north by the wall plane created by the perimeter fence which is further emphasized by the lawn terrace topography. The dense mature tree canopy creates an overhead plane. The fence line and topography visually continue across the sidewalk to the G Street curb separating this area from the west park strip.

West Streetscape: This area encompasses the curb cuts that allow access to the Kearns parking lot and circle drive. To the east, the perimeter fence serves as a wall plane. To the west the remaining street trees help reinforce the edge created by the curb and provide an overhead plane.

Block Interior Areas

Kearns Parking Lot: The parking lot area is defined by the west façade of the carriage house, the north façade of the Kearns Mansion, and the perimeter fence and masonry wall to the west and north respectively. The area has very little vegetation, instead, the concrete paving serves to unify the ground plane. The absence of an overhead plane adds to an open feeling within the space.

Glendinning Parking Lot: The eastern parking lot is defined at the edges by a wall plane of mature trees in each direction. Drive isles and pedestrian walkways create gaps in this wall plane. The mature tree canopy creates an overhead plane around the edges, especially on the north end of the parking lot where the trees are densest.

West Kearns Yard: The landscape west of the Kearns mansion is defined to the west and south by the wall plane of the perimeter fence. The southern edge is reinforced by the row of ornamental cherry trees along the interior of the fence. The north edge of the area overlaps with the Kearns parking lot area to include the planter island created by the circle drive and pedestrian walkways as these are distinct ground planes from the parking lot surface. The west façade of the Kearns Mansion comprises the east wall plane of the space.

Kearns Front Yard: The area directly in front of the south entrance is defined by the façade to the north and the perimeter fence and row of trees to the south. The visual continuity of the east and west facades of the Kearns Mansion defines the east and west sides of the space.

Great Lawn: The Great Lawn is defined on the ground plane by the large open area of lawn that is bounded on the south and east by the perimeter fence. This boundary is reinforced by the vegetation that runs along the fence including the continuation of the row of ornamental cherry trees along the south edge. The east façade of the Kearns Mansion makes up the wall boundary to the west. The line of force off this façade intersects with the line of force off the south façade of the carriage house, which makes up the northern wall of the space, to create the northwest boundary of the space. The change in material in the ground plane from the lawn to the paved drive isle south of the carriage isle is emphasized by the low shrub vegetation, however, this low vegetated mass does not function as wall plane to divide the space.

Figure 3-2. Existing Conditions Plan – Spatial Organization

Cultural Traditions

Block 407 is aligned with the cardinal directions and sits on the north side of South Temple, and is a three-acre block consistent with the block sizes throughout the Avenues neighborhood. The blocks south of South Temple are typical of Salt Lake City's 10-acre blocks found throughout much of downtown. The land development pattern of the south block face of South Temple is consistent with the original planting of Salt Lake City, based on principles in the theological "Plat of the City of Zion", which is discussed in more detail in Chapter II in the Pioneer Settlement Period.

Circulation

Circulation within Block 407 is divided into two categories: Vehicular and Pedestrian.

Vehicular circulation exterior to the site consists of the bordering streets which are 1st Avenue to the north, H Street to the east, South Temple to the south, and G Street to the west. Vehicular circulation within the site consists of a midblock crossing that connects G Street to H Street via the Kearns and Glendinning parking lots. This access is limited by the security gates, one on G Street and one at the eastern border of the Kearns perimeter fence that leads to the Glendinning parking lot via the paving south of the Kearns Carriage House. The Glendinning parking lot has one curb cut access to H Street. This access point is not in line with the east Kearns security gate. Secondary vehicular circulation consists of the circle drive adjacent to the west Kearns Mansion portico. This drive connects the second, southernmost security gate and associated access to G Street. A fourth access point on the north side of the block leads to the separate parking for Kearns Terrace No. 2, 34 G Street, and 38 G Street.

Pedestrian circulation consists of the public city sidewalks on the block perimeter and the interior walkways. The public sidewalks include cardinal direction ADA accessible ramps to street level for pedestrian street crossing. There is one exception to this, there is no sidewalk and associated ramp down to the eastern South Temple crossing. In line with the front entries and walkways of the Kearns Mansion and Glendinning House are two stepped walkways down to the South Temple curb. The walkway in front of the Kearns Mansion leads to the historic carriage stone. The walkway concrete surrounds the stone in a semi-circle. Closely associated with the public sidewalks are the walkways that lead to the front doors of each building on the block. The Kearns walkway begins with a set of stairs from the sidewalk to the pedestrian security gate which contains the remaining sections of the front walkway.

Internal to the site are the various walkways that connect the buildings to their associated parking lots and provide access to the landscape. Within the Kearns security fence, the walkways form a slightly curved loop around the mansion. The loop branches off at the north end of the event lawn to access the east gate and at the front mansion steps to access the mansion and the southern gate. On the Glendinning side of the block the walkways are in cardinal directions leading from two connection points at the public sidewalks. The walkways follow the west side of the entire parking lot, the lower east side of the parking lot down to the sculpture and across the north side of the building. There is one short, angled walkway that leads to the southeast corner of the parking lot.

Figure 3-4. Existing Conditions Plan - Circulation

Land Use and Activities

The block has traditionally been entirely used as residential but has since been partially converted for office use. This conversion can be seen in the landscape around the Kearns Mansion and Glendinning House through the addition of parking lots, the eastern driveway, the sculpture and adjacent Thought Garden patio, and the security fencing. The northern buildings remain in residential use and the associated landscaping reflects this. The Kearns Mansion landscape reflects the building's use as the official governor's residence/associated office space through the dedicated event lawn.

Figure 3-5. Existing Conditions Plan – Land Use

Views and Vistas

Views from the interior of the site looking out are limited by the mature tree canopy of trees both on and off the site. Prominent views looking into the site from the exterior are focused on the historic architecture. These views into the site are especially prominent from the South Temple corridor. Within the site there is a designed focal point view is of the sculpture installation looking south down the pathway that culminates in the sculpture.

Figure 3-6. Existing Conditions Plan – Views & Vistas

Buildings and Structures

There are six buildings on the block and a small utility enclosure on the east side of the carriage house. The Kearns Mansion, Kearns Carriage House, and Glendinning House are under state ownership while 34 G Street, 38 G Street, and Kearns Terrace No. 2 are under private ownership.

Kearns Mansion: The Kearns Mansion (1899) is a two-and-a-half-story Chateauesque style central passage dwelling with oolitic limestone exterior walls and a granite foundation. There are three entrances, the northern back entrance that currently has the most use, the western side entrance beneath the portico that is ADA accessible via a chair lift, and the front entrance, flanked by symmetrical curved staircases.

Kearns Carriage House: The Kearns Carriage House (1899) is of complimentary style to the mansion and is faced with the same oolitic limestone. There is a western entrance adjacent to the parking lot and a double door entrance on the south side.

Glendinning House: The Glendinning House (1882) is a one-and-a-half-story brick Picturesque style home with a modern addition in the rear. There are three entrances, the main entrance into the addition on the north side, a secondary addition entrance on the east and the original front entrance to the south.

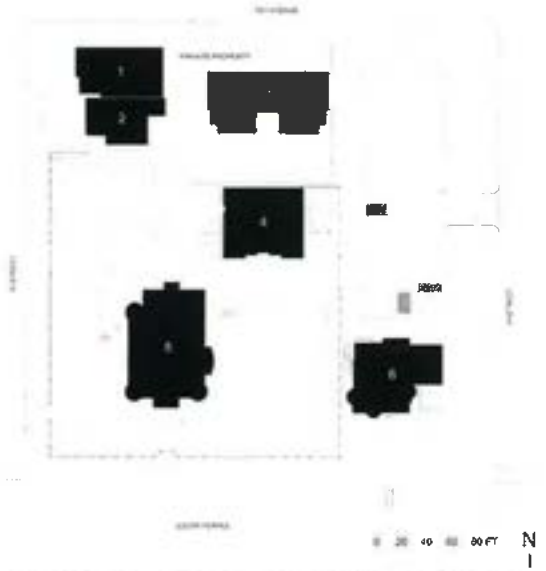
34 G Street: A one-story bungalow built in 1899. The structure has been subdivided into multiple units.

38 G Street: A two-story simple Queen Anne style home built in 1891. The structure has been subdivided into multiple units.

520–522 1st Avenue (Kearns Terrace No. 2): Originally owned by Thomas Kearns, this 1915 two-story apartment building is now under private ownership.

Cluster Arrangement

Block 407 is characterized by four major cluster arrangements. These are the Kearns Mansion and Carriage House cluster, the Glendinning House cluster, and the cluster that includes 520–522 1st Avenue (Kearns Terrace No. 2), 34 G Street, and 38 G Street/510 1st Avenue. The current nature of the Kearns property cluster is consistent the period of significance in that the major features—the mansion and the carriage house—are still present and no major features have been removed.



EXISTING CONDITIONS PLAN - BUILDING & STRUCTURES: CLUSTER ARRANGEMENT

SYMBOL & LEGEND

1 NO. 38 G STREET
2 NO. 34 G STREET
3 KEARNS TERRACE NO. 2
4 KEARNS CARRIAGE HOUSE
5 KEARNS MANSION
6 GLENDINNING HOUSE

Figure 3-7. Existing Conditions Plan – Buildings & Structures: Cluster Arrangement

Vegetation

Throughout the exterior block the vegetation consists of mature trees and turf grass. There are currently 28 street trees, though, one horse chestnut on the west side is dead and will be removed soon. The full list of species can be found in Appendix II. The front yards of the northern buildings are mainly lawn with supplemental, mostly shrub, foundation plantings. Both of the northeast homes have mature evergreens in their front yards. Kearns Terrace No. 2 is fronted by lawn and manicured hedge foundation plantings.

Within the Kearns security fence there is a base layer of lawn. Next in height are the perennial/annual planter beds that line the interior of the walkway. There are two boxwood hedges bordering the northeast edge of the Kearns landscaped area and a small cluster of three boxwoods in the front step central planter. The northeast and north planter beds are being taken over by st john's wort. Between the front walkway and the security fence are two larger planted areas filled with a mix of perennials and low shrubs. The planter area on the east perimeter of the event lawn is a mix of perennials and shrubs and one mature tree towards the south. The shrubs largely act as additional screening for the fence. The south perimeter planter area also contains perennials and shrubs though these tend to be lower to the ground which preserves the view into the site from the sidewalk. A row of ornamental flowering cherries that lines the entire southern perimeter provide height without obstructing the view. Other trees on site are limited to a row of columnar beech trees that create the backdrop for the rose garden.

The Glendinning site has more tree cover with 12 Lindens framing the north end of the parking lot plus two more on the east side of the lower lot. Three honey locusts frame the southern edge and a mixture of paperbark maple, weeping purple beech, and blue spruce comprise the vegetative buffer on the west side between the Glendinning and Kearns sites. There are also four flowering cherries planted in cardinal directions within the gravel patio and a single redbud in the western portion of the front lawn. The gravel mulch planter beds of the Glendinning site are sparsely filled with shrub roses, the area nearest the gravel patio has short ornamental grasses instead of the roses.

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EXISTING CONDITIONS PLAN - VEGETATION

SYMBOLS LEGEND

- Lawn
- Ornamental Grasses
- Perennial/Annual Mix
- Shrubs
- St. John's Wort
- Roses

1 Green Ash (Fraxinus pennsylvanica)
2 European Horse Chestnut (Aesculus hippocastanum)
3 Common Horse Chestnut (Aesculus chinensis)
4 Columnar Purple Beech (Fagus cuprea Fastigiata')
5 Maple Species (Acer sp.)
6 Oak Species (Quercus sp.)
7 Purple Robe Locust (Robinia pseudoacacia Purple Robe')
8 Flowering Crabapple (Malus sp.)
9 Honey Locust (Gleditsia triacanthos)
10 Linden Species (Tilia sp.)
11 Japanese Zelkova (Zelkova serrata)
12 Eastern Redbud (Cercis canadensis)
13 Mount Fuji Flowering Cherry (Prunus serrulata Mount Fuji')
14 Saucer Magnolia (Magnolia x soulangeana)
15 Paperbark Maple (Acer griseum)
16 Weeping Purple Beech (Fagus sylvatica Pendula) or similar
17 London Plane (Platanus x acerifolia)
18 Ornamental Cherry (Prunus sp.)

Figure 3-8. Existing Conditions Plan – Vegetation

Small-Scale Features

Block 407 contains a large quantity of small-scale features consisting of a broad assortment of fixtures, utilities, signs, fences, and other small-scale landscape elements. Because of the sheer quantity and variety of small-scale features, we have organized them into the following sub-categories: Electrical & Lighting, Other Utilities, Fencing, Paving, and Other.

There are two types of streetlights within the block perimeter: the converted streetcar pole lights along South Temple and two gooseneck streetlights on the corners of South Temple. There are two cast iron lamps between Kearns Terrace No. 2 and the associated retaining wall. There are four types of lighting on the Kearns site: pole lights, small scale planter lights, in-ground up lighting, and wall mount lights on the north perimeter wall. There are also concrete pole slots for string lights. There are two main types of lighting for the Glendinning site; the pole lights for the parking lot and numerous small scale lighting types for the art installation, gravel patio, pathways and to shine light on the building.

Other Utilities: Non-electrical utilities on site consist of storm drainage features, fire hydrants, and water meters.

Fencing: A standard black metal security fence runs the perimeter of the Kearns site except for the north side which is a stucco coated masonry wall instead. The security gates are located at the vehicular entrances and their associated podiums and motors are near these openings. On the Glendinning side there is a similar, but simpler in design, black metal fence that continues to the north past the eastern portion of the Kearns wall.

Paving: Paving on site consists of crushed gravel for the Thought Garden patio, asphalt for the Glendinning parking lot, and concrete for all remaining paving.

Other: Other features consist of signage, flagpoles, seating, a bike rack in front of the Kearns Terrace apartments, and the sculpture installation. Signage on the site perimeter is made up of typical road signs including stop signs, speed limit, no parking, and pedestrian crossing signs. In the interior there are signs for the rose garden and the Kearns Mansion as well as the National Register plaque. On

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the Glendinning side most of the signage is associated with the parking lot except for a monument sign posted near the eastern red bud in the front lawn and the sign that is part of the base of the sculpture. There are two flag poles on the Kearns site on either of the front entrance on the south side of the walkway. For seating, there is one moveable concrete bench by the rose garden and four ornate black metal fences in the Thought Garden patio.

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Condition Assessment of Landscape Features

This section includes a description of the physical condition of the existing landscape features and systems within the study area using established National Park Service (NPS) standards set forth in *A Guide to Cultural Landscape Reports*. There are four standards defining the conditions of cultural landscape features and systems:

Good: Indicates the cultural landscape shows no clear evidence of major negative disturbances and deterioration by natural and/or human forces. The cultural landscape's historical and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: Indicates the cultural landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within three to five years to prevent further harm to its historical and/or natural values. The cumulative effect of the deterioration of the significant characteristics and features of the cultural landscape, if left to continue without the appropriate corrective action, will cause the landscape to degrade to a poor condition.

Poor: Indicates the cultural landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural areas.

Unknown: Indicates that not enough information is available to make an evaluation.

The existing landscape features and systems on Block 407 have been assessed and assigned a rating according to these standards. A rationale has been given for each rating. Features that are assessed as being in good condition are not described in detail. A complete listing of inventoried features and their condition is located in Appendix I of this report.

Representative landscape features in **Good** condition by feature category:

Topography
- South sculpted lawn terrace

Spatial Organization
- Glendinning Front Yard
- East Streetscape
- South Temple Streetscape
- Great Lawn
- Kearns Front Yard
- Kearns Parking Lot
- Glendinning Parking Lot

Circulation
- Walkway around Kearns Mansion
- Circle drive

Land Use and Activities
- Residential site use

Views and Vistas
- Views to the Glendinning House

Buildings and Structures
- Kearns Mansion
- Glendinning House

Vegetation
- Trees (exceptions noted)
- Kearns carpet beds
- Kearns lawn
- Glendinning lawn

Small-Scale Features
- Perimeter fencing
- Landscape lighting
- Thought Garden patio
- Flag poles
- Security cameras
- Utilities
- Signage

Representative landscape features in **Fair** condition by feature category:

Spatial Organization
- Northwest streetscape
- West streetscape
- West Kearns yard

Circulation
- Sidewalks
- North driveway and parking lot

Views and Vistas
- Views to the Kearns Mansion

Buildings and Structures
- Glendinning addition
- Kearns Carriage House

Vegetation
- Shrub beds (exceptions noted)
- Glendinning Blue Spruces (*Picea pungens*)
- East Horse Chestnut (*Aesculus hippocastanum*)

Small-Scale Features
- Carriage Stone
- Masonry screen wall

Representative landscape features in **Poor** condition by feature category:

Vegetation
- Glendinning Honey Locusts (*Gleditsia triacanthos*)
- West Horse Chestnut (*Aesculus hippocastanum*) street trees
- Northeast block park strip corner lawn

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Chapter IV – Analysis & Evaluation

Period of Significance

Chapter II provides a thorough documentation of the history of Block 407 and the evolution of the landscape. The chapter establishes the following chronological periods to organize and frame that history:

Pre-1847	Indigenous Period
1847-1896	Pioneer Landscape Period
1896-1935	Neighborhood Development Period
1935-1975	Commercialization Period
1975-2022	Preservation Period

Within and among these periods, the periods most relevant to the historic landscape of Block 407 as it remains today are portions of the Pioneer Landscape Period, the Neighborhood Development Period, and portions of the Commercialization Period. Specifically, the relevant Period of Significance is 1857 to 1962. It was in 1857, during the Pioneer Landscape Period, that Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. Additionally, the terracing of the otherwise sloping topography to allow development of individual lots commenced during this period. The bulk of the landscape characteristics that exists today on Block 407 were established during the Neighborhood Development Period including context, topography, spatial organization, cultural traditions, circulation, land use and activities, views and vistas, buildings and structures, cluster arrangements, and vegetation. During the Commercialization Period, the landscape of Block 407 was altered to remove some of the earlier features and create notable features, such as the parking lot in the northeast quadrant, that characterize the block today. The most significant of these changes occurred in 1962 with the demolition of the Glendinning Carriage House and the dwellings in the northeast quadrant of the block.

Documentation of Historical Significance

Federal statute at 36 CFR 60.4 sets forth specific thresholds cultural resources must meet to be considered eligible for listing on the National Register. To be eligible for or listed on the National Register, a resource must meet one or more of the following criteria and must retain sufficient integrity (discussed later in this section) to convey the historical associations, architectural or engineering principles, or cultural/scientific information on which the relevant criterion or criteria are based:

Criteria A: Be associated with events that have made a significant contribution to the broad patterns of our history,
Criteria B: Be associated with the lives of persons significant in our past,
Criteria C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, and/or
Criteria D: Has yielded, or may be likely to yield information important in prehistory or history.

These criteria are often used at the state level, including in Utah, to evaluate cultural resources, designate those considered historically significant, and apply state and federal regulations regarding additional opportunities and considerations that must be afforded to resources meeting one or more of the criteria (i.e., those resources determined eligible for listing on, or actually listed on, the National Register).

At the time of this writing, the entirety of Block 407 is encompassed by a pair of National Register historic districts—the South Temple Historic District and the Avenues Historic District. The South Temple Historic District encompasses the southern half of the block, including the Kearns Mansion and carriage house and the Glendinning House. The Avenues Historic District encompasses the north half of the block. All of the historical buildings on the block have been determined through previous evaluations to contribute to the historic districts under Criterion C for their architectural merit. The Kearns Mansion is also listed individually (as of 1970) on the National Register under Criteria B and C. Generally speaking, these National Register listings only considered the buildings on Block 407 and not the landscape associated with them. A discussion of the historical significance of individual properties on Block 407 are presented below. Analysis and evaluation of the three privately owned structures on the block has been limited to what is seen from the public right-of-way.

In addition to being listed on the National Register, the properties of Block 407 are included on the local, Salt Lake City, historic landmarks register. Specifically, the Avenues and South Temple historic districts also are designated as local historic districts under the same criteria and for the same reasons as they are listed on the National Register. As local historic districts, these areas, and the properties within them, are subject to the *Salt Lake City Community Preservation Plan* (adopted October 23, 2012) and the Salt Lake City Section 21A.34.020 Historic Preservation Overlay ordinances, which establish design guidelines for new structures and alterations of existing ones, demolition parameters, and landscape design directives, among other protocols, intended to maintain the historical character of the districts.

Kearns Mansion and Carriage House

The Kearns Mansion is considered a historically significant property and eligible for the National Register under Criteria A, B, and C. Under Criterion A, the property is an important and well-preserved example of the role mining wealth played in the development of Salt Lake City and in the evolution of South Temple Street from a typical residential corridor to a boulevard of Utah's business and political elite. The establishment of the property as the Governor's Mansion in the late-1930s is reflective of the property's prominence.

Under Criterion B, the Kearns Mansion property is historically significant for its direct association with Thomas Kearns. Kearns was an important figure both locally for his business and philanthropic endeavors and role as publisher of *The Salt Lake Tribune* newspaper and statewide for his role as one of Utah's senators in Congress from 1901 to 1905.

The Kearns Mansion and carriage house is historically significant for its architecture and its association with noted architect Carl M. Neuhausen. Therefore, it is significant under Criterion C. The Chateauesque style of home was relatively rare in Utah at the time the home was constructed and reflected both the stylistic affinities of Thomas and Jennie Kearns and the architectural proclivity of Neuhausen. The exterior of the dwelling and its associated carriage house retain exceptional integrity of design and materials, and the overall yard associated with them preserves the stateliness of the grand estate the Kearns' intended.

The Kearns Mansion property is considered ineligible for the National Register under Criterion D and, therefore, not a historically significant resource as it relates to its information potential. Construction of the mansion and carriage house and their associated great lawn required substantial leveling of the property. An existing dwelling and set of outbuildings were present on the property at the time the Kearns' acquired the land. These structures were subsequently demolished. Surface features, such as slab or curb-wall foundations likely would have been removed as part of ground preparation for construction of the mansion; however, deeper features may yet be buried underground. Given the age of the dwelling on the property at the time of acquisition, it would have had a privy associated with it (i.e., it is very unlikely it had indoor plumbing). A privy vault was likely present and may have extended deeper than the area graded and leveled for construction of the mansion. Such a vault could contain archaeological information important to achieving a better understanding of day-to-day pioneer life in Salt Lake City prior to 1900; however, no specific evidence that such a feature exists has been found to date. As such, the Kearns Mansion property would be considered ineligible for the National Register under Criterion D until a time when intact subsurface features may be found. There is no evidence from the known history of the Kearns Mansion property after construction of the mansion and carriage house to indicate subsurface archaeological resources associated with the Kearns family's use of the property may be present.

Epley-Glendinning House

The Epley-Glendinning House is considered a historically significant property and eligible for the National Register under Criteria A and C. Under Criterion A, the property is an important and well-preserved example of the role mining wealth played in the development of Salt Lake City and in the evolution of South Temple Street from a typical residential corridor to a boulevard of Utah's business and political elite.

The Epley-Glendinning House is historically significant for its architecture and its association with architect John H. Burton, who is known for his designs of the now-demolished Territorial Insane Asylum in Provo and University Hall at the University of Utah. Therefore, it is significant under Criterion C. The Picturesque style of home was relatively rare in its true form in Utah at the time the home was constructed; muted versions of the style were more common. The exterior of the dwelling retains strong integrity of design and materials to this day despite an out-of-period addition on the east elevation.

The Epley-Glendinning House property is considered ineligible for the National Register under Criteria B and D. The dwelling is directly associated with both John W. Epley and James Glendinning, neither of whom rise to a level of historical significance necessary for listing the property on the National Register under Criterion B. Additionally, there is no evidence from the known history of the Epley-Glendinning House property to indicate subsurface archaeological resources associated with the development and use of the property may be present.

Other Block 407 Properties

Three other developed parcels are present on Block 407 beyond the Kearns Mansion and Epley-Glendinning House properties. These are the residential properties at 34 G Street, 38 G Street, and 520–522 1st Avenue. All three of these properties are listed on the National Register, and included in the local register, as part of the Avenues Historic District. All three are considered contributing resources to the district under Criterion C for their individual architectural merit.

Comparative Analysis of Historic and Existing Conditions

The comparative analysis for the Block 407 cultural landscape compares existing landscape conditions to the landscape development patterns associated with the period of significance (i.e., 1847–1975). The analysis focuses on existing landscape features although some non-extant historic features are also identified. The goals of the analysis are to:

- Identify the landscape resources that contribute to the historical significance and character of Block 407,

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- Assess the integrity of remaining individual landscape resources, and
- Provide a basis for treatment and management recommendations for the preservation of significant resources.

This analysis uses specific terminology to assess the integrity of landscape features, based on their origins and compatibility with the historic landscape. These terms are consistent with National Park Service (NPS) standards and Cultural Landscape Reports that have been completed for similar sites and are as follows:

Contributing Features: Features that contribute to Block 407's historical significance and include individual elements and other characteristics that remain from the periods of significance.

Non-Contributing (NC) Features: Non-Contributing Features are features that have been added to Block 407 since the end of the periods of significance.

The comparative analysis is organized into sections, based on the landscape characteristics described in the Existing Conditions section of this report. These characteristics include: Context, Topography, Spatial Organization, Cultural Traditions, Circulation, Land Use and Activities, Views and Vistas, Buildings and Structures, Cluster Arrangements, Vegetation, and Small-Scale Features. A complete list of evaluated resources is provided in Appendix I.

Topography

The current topography of Block 407 is substantially similar to that during the period of significance. The overall slope of the terrain has been maintained, as has the terracing of most the developed parcels (see **Figures 4-1 and 4-2** for a photographic comparison). The exception to this is the northeast quadrant of the block where the parking lot is located. Here, the terracing that existed at the locations of the three historical dwellings was removed after the structures were demolished. The land was graded to match the overall slope of the topography, which eliminated the evidence of the historical landscape features but effectively reconstituted the pre-1847 slope of the terrain.

Figure 4-1. 1905 overview of Block 407 looking east-northeast. Note overall terrain and terracing of lots for the Kearns Mansion and Epley-Glendinning House. Credit: Utah State Historical Society.

Figure 4-2. 2022 comparative view of Block 407 topography.

Contributing Topography features:

- Overall slope of terrain gently toward southwest,
- Terracing of individual development parcels at the Kearns Mansion, Glendinning House, 34 G Street, 38 G Street, and 520–522 1st Avenue, and
- Grade of South Temple Street is lower than Block 407.

Non-contributing Topography features:

- Sloping, unterraced parking lot in northeast quadrant.

Missing Topography features:

- Individual structure terracing of once-residential parcels in northeast quadrant.

Spatial Organization

The spatial organization of Block 407 is characterized by the definition of the block with perimeter streets and sidewalks, internal division of space between individual parcels through vegetation, fences, and driveways, and internal division of space within individual parcels through circulation features, vegetation and plantings, and fences.

Historically, exterior spaces of the block were defined by the ground plane of the perimeter sidewalks and streets and by vertical planes created by building fronts and perimeter trees (linden trees). During the middle to later part of the period of significance, after the perimeter trees had matured, the space also was defined by an overhead plane created by the tree canopy. These characteristics remain substantially intact today though the vertical plane of public-facing building elevations has been lost in the northeast quadrant of the block with demolition of the dwellings to create was is now the ground plane of the parking lot. Additionally, a new vertical plane was created at the Kearns Mansion property with the addition of the perimeter fence between the vertical planes of the perimeter trees and the public-facing elevations of the mansion and carriage house.

Interior block spatial organization historically comprised at least some level of division between individual parcels with lawn edges and low fences or vegetation (e.g., hedges) used as vertical planes to divide the space. The parcel space on the east side of the Kearns Mansion was defined by the horizontal plane of the Great Lawn lined on the east edge by a row of trees that formed a vertical plane dividing the Kearns property from the adjacent property. These characteristics of spatial organization remain partially intact today with the retention of the Great Lawn but altered slightly with the addition of the perimeter fence and shrubbery along the eastern perimeter—these features still create a vertical dividing plane between parcels, but they are lower in height than the trees that once existed there.

Other notable changes in interior block spatial organization from the period of significance include the introduction of the masonry wall between the Kearns property and 34 N G Street and the removal of the historical dwellings in the northeast quadrant. The masonry wall introduced an opaque vertical plane that did not exist previously; this area had previously been defined by a faint vertical plane created through relatively widely spaced trees. The loss of the dwellings in the northeast quadrant and their replacement with a paved parking lot effectively removed all of the interior block spatial organization that was present here during the period of significance. All of the vertical planes created by rear and side building elevations, vegetation, fences, etc. were removed. At present, the area is characterized by a unified ground plane surrounded by the vertical planes of the Kearns Mansion perimeter fence, the block perimeter trees, and the rear of the Epley-Glendinning House.

Contributing Spatial Organization features:

- Horizontal planes created by perimeter sidewalks and streets,
- Vertical planes created by block perimeter trees,
- Vertical planes created by current building locations,
- Horizontal plane created by the Great Lawn adjacent to Kearns Mansion, and
- Low and relatively transparent vertical planes between properties created by fences and vegetation.

Non-contributing Spatial Organization features:

- Vertical plane of perimeter fence around Kearns Mansion property,
- Horizontal plane of northeast quadrant parking lot, and
- Opaque vertical plane of masonry wall between Kearns Mansion property and 34 G Street parcel.

Missing Spatial Organization features:

- All vertical and horizontal planes of the former residential properties in the northeast quadrant of the block, and
- Dense vertical plane on east edge of Great Lawn created by trees that have been removed.

Cultural Traditions

The overall plan and geographic orientation of Block 407 is influenced by the Plat of Zion, a religiously inspired community planning design, set forth by the founder of The Church of Jesus Christ of Latter-day Saints, but is smaller in its platting. As discussed in the Chapter II Site History, the plat called for identically-sized blocks arranged on a grid pattern aligned with the cardinal directions. Each block was divided into the same number of lots. This same plan was used through the Utah Territory during the Pioneer Landscape Period. Block 407 was part of Plat D of Salt Lake City. This plat was essentially the first in the city that deviated from the directed dimensions of the Plat of Zion. Most likely due to the terrain and limited freshwater supply, the blocks in this plat, including Block 407, are smaller and contain fewer lots that those elsewhere in the area. That said,

the influence of the cultural tradition of the Plat of Zion is still present at Block 407 in its overall square configuration, position in a grid pattern of streets, and alignment with the cardinal directions.

Contributing Cultural Tradition features:

- Square block configuration,
- Block alignment on cardinal directions, and
- Gridded plan of surrounding streets.

Non-contributing Cultural Traditions features:

- Consolidation of previous individual rectangular and square lots into irregularly shaped lots associated with the Kearns Mansion's use as the Governor's residence.

Missing Cultural Traditions features:

- None.

Circulation

Circulation features of the Block 407 landscape during the historical period included the vehicular corridors of the perimeter streets with access points into the properties of the block, the pedestrian paths of the perimeter sidewalks, and interior paths within the individual lots of the block. The perimeter streets and sidewalks were established during the period of significance and remain intact today, as do the primary access points (e.g., driveways and alleys) associated with the Kearns property and the Kearns Terrace No. 2 property on I Street. Historical vehicular access points into the northeast quadrant of the block and to the Glendinning property have been lost due to the creation of the parking lot in this area, and a new vehicular (and pedestrian) access point into the Kearns property was created through a gate between the parking lot and the north drive isle between the mansion and carriage house.

Interior block circulation remains consistent with, though not necessarily identical to, that established during the period of significance except for the loss of such features in the northeast quadrant and replacement with the parking lot. For the most part, interior pathways were limited to short pedestrian sidewalks leading from the perimeter streets to the perimeter sidewalks and from those sidewalks to the front entries of the dwellings. Exceptions to this are found at the Kearns and Glendinning properties, both of which included more extensive interior circulation features.

At the Kearns property, pedestrian pathways of sidewalks, which were paved in concrete by the end of the period of significance encircled the mansion. These sidewalks wrapped around the building from the front "roundabout" feature to the rear entry. The exact location of these sidewalks relative to the mansion walls has varied over time from directly abutting the building to being located a few feet distant from the building, but they have occupied the same general location and provided the same general circulation pattern throughout the period of significance. These sidewalks remain

today. Also at the Kearns property is the half-round driveway on the west side of the parcel. During the period of significance, the driveway extended under the porte cochère. The drive was shifted to the west along the west edge of canopy during or after 1977. This configuration remains today. While different from the circulation pattern of the period of significance, the current drive approximates that pattern.

At the Glendinning House, interior pedestrian circulation established during the 1880s included a three-legged path extending from the frontage sidewalk (and possibly the east side block perimeter sidewalk) to the front of the dwelling. Additionally, paths of undetermined material extended from these frontage paths around the sides of the dwelling toward the rear. No clear information is available indicating the nature of circulation paths in the rear yard of the property during the period of significance. This pattern of circulation was changed later in the period of significance to the current pattern of a single front approach sidewalk/path oriented perpendicular to the frontage perimeter sidewalk and no paths around the sides of the building.

Contributing Circulation features:

- Perimeter streets and sidewalks,
- Driveway access points at Kearns property and Kearns Terrace No. 2,
- Central approach and wrap-around paths/sidewalks at Kearns property,
- Semi-circular driveway approaching or abutting porte cochère at Kearns property, and
- Front approach paths/sidewalks at Glendinning House, 34 G Street, and 38 G Street.

Non-contributing Circulation features:

- Northeast parking lot driveway,
- Parking lot northwest of Kearns Mansion, and
- Vehicle and pedestrian entry to Kearns property from the parking lot.

Missing Circulation features:

- Pedestrian and vehicular circulation features associated with former dwellings in northeast quadrant,
- Three-legged approach paths in front of Glendinning House, and
- Approaches from former carriage house to rear of Glendinning House.

Land Use and Activities

During the period of significance, the Land Use and Activities that characterized Block 407 evolved from entirely residential (both single-family and multi-family dwellings) to a mix of residential, political, and commercial uses. Much of the block still exhibits these same uses, and the distribution of those uses across the block is consistent with those established by the close of the period of significance. That said, the introduction of the northeast quadrant parking lot and the security fence

around the Kearns Mansion property were both substantive deviations from the historical land uses that mark the period of significance. The parking lot is out of scale to the historical residential and commercial uses of the block (e.g., use of the Glendinning House as a dentist office), and the off-street parking in large scale that it afforded was unprecedented during the period of significance. The perimeter fence around the Kearns Mansion is inconsistent with the use of a property as a residence and the formerly open access, both visually and physically, to the yard of the Kearns Mansion.

Contributing Land Use and Activities features:

- Great Lawn adjacent to Kearns Mansion for social and political gatherings, and
- Predominantly residential uses with smaller components of political and public/commercial use.

Non-contributing Land Use and Activities features:

- Northeast quadrant parking lot.

Missing Land Use and Activities features:

- Residential dwellings in northeast quadrant of the block.

Views and Vistas

The Views and Vistas of Block 407 during the period of significance are characterized by a general lack of long-distance and panoramic views from properties within the block due to mature trees around the block's perimeter and on the surrounding blocks. Specific views from the block do not appear to have been part of the block's overall layout or the siting of buildings, circulation patterns, and use areas on individual lots. Rather, placement of such features was consistent with municipal design guidelines, both written and understood, at the time and with the expectation that the perimeter trees planted around the block during the early part of the Neighborhood Development Period (e.g., ca. 1900) would mature and ultimately block distant views (see Figures 2-# through 2-# for comparative images).

Block 407 also is characterized by external-to-internal views from the perimeter public space of the sidewalks and streets toward the individual properties on the block. This is particularly true of the Kearns Mansion property, where the open space of the Great Lawn has been retained since its original creation. This space afforded an unobstructed view of the Kearns Carriage House and appears to have been an intentional part of the overall property design (see Figures 2-# and 2-# for comparative images). The modern perimeter fence around the property has eroded that view, though the relatively open nature of the fence offsets that to some degree. Additionally, the entry path and grand stairway of the Kearns Mansion invite views of the mansion's façade with the eye being drawn up the walkway to the entrance.

Contributing Views and Vistas features:

- Open space east of Kearns Mansion - the Great Lawn - offering a public view of the front of the Carriage House from the property frontage, and
- Mature perimeter trees and overarching tree canopy limiting horizontal and oblique views of the surrounding area.

Non-contributing Views and Vistas features:

- Northeast quadrant parking lot.

Missing Views and Vistas features:

- None.

Figure 4-3. 1914 image of the Kearns Mansion showing view becoming obstructed by maturing trees. Credit: Utah State Historical Society.

Figure 4-4. 1945 image of the Kearns Mansion showing mature trees effectively eliminating distant views. Credit: Utah State Historical Society.

Figure 4-5. 2022 image of the Kearns Mansion showing mature trees effectively eliminating distant views.

Figure 4-6. 1907 image of the Kearns Mansion showing unobstructed view of the Carriage House. Credit: Utah State Historical Society

Figure 4-7. 2022 image of the Kearns Mansion showing partially obstructed view of the Carriage House

Buildings and Structures

During the period of significance, more than a dozen buildings were present on the block including both primary dwellings and associated outbuildings. Six buildings remain today: the Kearns Mansion, the Kearns Carriage House, the Epley-Glendinning House, 34 N G Street, 38 N G Street, and 520–522 E 1st Avenue (Kearns Terrace No. 2). All of the buildings that remain retain integrity from the period of significance and exhibit the historical massing and architectural details of the period.

Contributing Buildings and Structures features:

- Kearns Mansion and Carriage House,
- Epley/Glendinning House,
- 34 G Street,
- 38 G Street, and
- 520–522 1st Avenue (Kearns Terrace No. 2).

Non-contributing Buildings and Structures features:

- None.

Missing Buildings and Structures features:

- Three residential dwellings in northeast quadrant of the block,
- Glendinning Carriage House, and
- All previous outbuildings on the block.

Cluster Arrangement

Block 407 is characterized by four major cluster arrangements. These are the Kearns Mansion and Carriage House cluster, the Glendinning House cluster, the 520–522 1st Avenue (Kearns Terrace No. 2) cluster, and the 34 and 38 G Street cluster. The current nature of the Kearns property cluster is consistent the period of significance in that the major features—the mansion and the carriage house—are still present and no major features have been removed. The Glendinning House cluster today is somewhat inconsistent with the period of significance in that the carriage house and all of the smaller outbuildings once present in association with the dwelling were removed and replaced with the northeast quadrant parking lot. The remaining two clusters of dwellings in the northwest quadrant and along the northern part of the block also are consistent with the period of significance save for the loss of very minor outbuildings associated with these dwellings.

The most notable inconsistency with the cluster arrangements established during the period of significance is the loss of the residential property cluster in the northeast quadrant of the block. Three dwellings and their associated outbuildings were present in this cluster but were removed as part of the development of the present parking lot.

Contributing Cluster Arrangement features:

- Kearns Mansion and Carriage House,
- Glendinning House,
- 34 G Street, 38 G Street, and 520–522 1st Avenue (Kearns Terrace No. 2).

Non-contributing Cluster Arrangement features:

- None.

Missing Cluster Arrangement features:

- Residential dwelling cluster in northeast quadrant of the block.

Vegetation

Contributing Vegetation features:

- South Temple London Plane Trees (Platanus x acerfolia),
- Predominantly use of turf-grass as a groundcover in park-strips and front yard landscaped areas,
- Horsechestnut Trees (Aesculus hippocastanum) in west side park strip,
- Horsechestnut Trees (Aesculus hippocastanum) on east property line of the Kearns Mansion,
- Rose garden,
- Hedge on north side of great lawn (plant material has been replaced with Boxwoods Buxus sp.), and
- Park strip street trees plantings on west side of north streetscape and east streetscapes (trees have been replaced outside of period).

Non-contributing Vegetation features:

- Cherry trees lining south fence line of Kearns Mansion,
- Perennial and annual carpet beds around Kearns Mansion,
- Beech trees west of porte cochere,
- Blue Spruce (Picea pungens) in west side park strip,
- Trees in and around north east parking lot,
- Magnolias (Magnolia x. soulangiana) on either side of the west porte cochere,
- Shrub/hedge planting along west side property line of the Kearns Mansion,
- Blue Spruce (Picea pungens) in front of 34 G Street,
- Pine (Pinus sp.) in front of 88 G Street, and

- Roses and ornamental grasses east of Glendinning House.

Missing Vegetation features:

- A number large deciduous shade trees east of Kearns Mansion,
- Blue Spruce on south corners of Kearns Mansion (added during the Commercialization Period and subsequently removed),
- Ivy (species unknown) on Kearns Mansion (added during the Commercialization Period and subsequently removed), and
- Park strip trees along eastern half of north streetscape.

Small-Scale Features

Contributing Small-Scale features:

- Kearns carriage stone on South Temple.

Non-contributing Small-Scale features:

- Fence surrounding the Kearns Mansion,
- Flagpoles,
- Landscape lighting,
- Security cameras,
- Thought Garden patio southeast of Glendenning Mansion, and
- Signage.

Missing Small-Scale features:

- Fountain-shaped sculptural element on Great Lawn, ca. 1914 (this is technically a water feature, but given an absence of confirmation through research it could also be a small-scale feature),
- Low wood fence around Glendinning side yard (Neighborhood Development Period),
- Mansion House billboard (Commercialization Period), and
- Dentist office sign (Commercialization Period).

Comparative Analysis of Historic & Existing Conditions

1916

2022

100

1925

2022

101

1937

2022

1950

2022

1958

2022

1954

2022

104

1956

2022

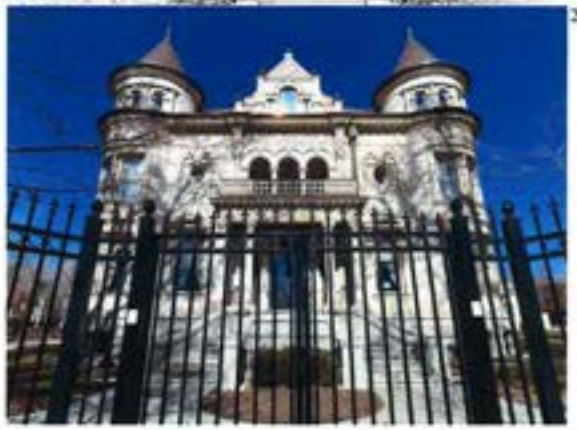
105

1976

2022

106

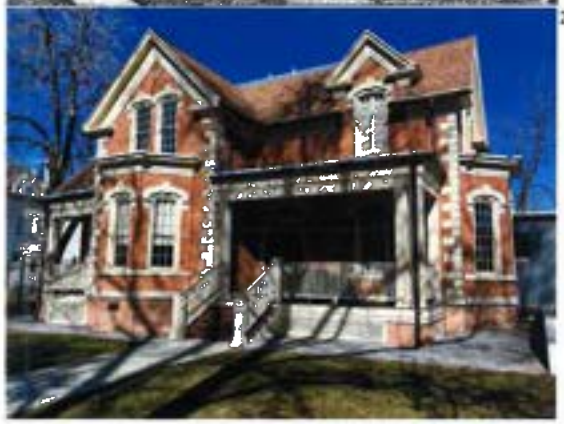
1979



2022

107

1887 ca.



2022

108

1966

2022

109

1976

2022

Integrity Assessment

Cultural resources that are considered significant under one or more of the criteria of the National Register can only be considered eligible for or listed on the Register if they retain sufficient integrity of those characteristics important to conveying the association(s) with events, patterns of history, or people; reflecting the type, style, manner of construction, or artistic value they are purported to represent; or allowing for the extraction of meaningful and scientifically valid information through detailed investigation, such as archaeological data recovery.

National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* states that "Integrity is the ability of a property to convey its significance.... Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant." The seven aspects of integrity included in the National Register criteria are location, design, setting, materials, workmanship, feeling, and association.

The discussion below defines each of the elements of integrity and assesses the integrity of the Block 407 cultural landscape as a whole relative to them. The integrity of individual feature categories within the landscape is discussed in the *Comparative Analysis of Historical and Existing Conditions* section of this document.

Location: This element of location is defined as the place where the cultural landscape was constructed or the landscape where the historic event occurred. Block 407 retains integrity of location because the overall block and the properties within it remain in their original locations. None of the major extant historical features have been relocated.

Design: This element of design is defined as the combination of elements that create the form, plan, space, structure, and style of a cultural landscape. Block 407 reflects a combination of communal and individual design elements. Communal features include the perimeter sidewalks, park strips, and park strip trees, as well as the steel lattice utility poles along South Temple. It also includes the overall spatial organization of the block, with its massing of buildings and structures and feature clusters, and the grading and terracing of the sloping landscape necessary to accommodate development of the parcels. The perimeter features retain integrity of historical design, though at least some sections of the sidewalk have been re-poured during the modern era. The overall integrity of design for the block has been compromised somewhat by the demolition of buildings in the northeast quadrant and the conversion of those lands to a parking lot.

Individual elements of design are found on a property-by-property basis and include the spatial relationships of the historical buildings to other features on their respective parcels. The Kearns Mansion property retains integrity of spatial organization that originated during the period of significance despite a few modern alterations to the landscape through such things as the installation of security fencing and expansion of paving on the mansion property. The Glendinning House property retains integrity of spatial organization that originated during the Pioneer Landscape Period despite the loss of its former carriage house and modern alterations to the landscape. The private properties on G Street and 1st Avenue, though modest in their landscape, retain integrity of their overall designs of key factors such as circulation features and placement of major vegetation clusters.

Setting: This element of setting is defined as the physical environment of the cultural landscape. Block 407 retains integrity of setting from the period of significance save for the changes to setting created by the northeast quadrant parking lot adjacent to the property. The historical dwelling that occupied the northeast quadrant of the block was demolished sometime between 1937 and 1975. The lands in question remained open and undeveloped until sometime between 1985 and 1993 when the parking lot was constructed. The lot created a very different setting from the typical residential that was established during the period of significance and created a different semi-public view of the Kearns Mansion and Glendinning House properties (i.e., view and approaches from the side and rear were added). Despite these changes, Block 407 retains sufficient integrity to support its historical significance and National Register listings under the relevant criteria.

Materials: This element of materials is defined as the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the cultural landscape. The Block 407 landscape retains general integrity of vegetation materials, the overall sloping terrain, and the individual property terracing, all of which are key elements of the site. The overall block also retains integrity of materials used in the crafting of the various pathways, the driveways, and buildings and structures. The only notable non-historical materials introduced into the block are the asphalt-paved parking lot in the northeast quadrant and the modern powder-coated steel security fence installed around the perimeter of the Kearns Mansion property.

Workmanship: This element of workmanship is defined as the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Overall Block 407 retains integrity of workmanship, however, when viewed by individual property the level of integrity varies. At the Glendinning property, the workmanship is reflected in the arrangement of the introduced and cultivated vegetation that remains and in the crafted features of buildings and structures. The integrity of individual features within the landscape has diminished somewhat due to maintenance and general deterioration, but the collective integrity of the workmanship of the individuals hired to construct specific features remains intact. At the Kearns property, the workmanship of the original landscape from the Neighborhood Development Period, the primary period of significance, only retains partial integrity of workmanship. The significant renovations of

the landscape during the Preservation Period, while it does have a high-quality workmanship, is a fabrication based on an inappropriate interpretation of a period historic landscape. The few small-scale features and paving (sidewalks, if any) that remain retain integrity, as well as the sense of a sloped yard and a Great Lawn. However, the new paving/sidewalks/fencing and other circulation and small-scale features are new and non-contributing.

Feeling: This element of feeling is defined as a cultural landscape's expression of the aesthetic or historic sense of a particular period of time. Block 407 generally retains integrity of feeling from the period of significance in terms of its context, land use, buildings and structures, and topography. Said integrity has been diminished somewhat by new additions and alterations to the landscape during latter part of the period of significance and the modern era, including the modification of circulation patterns, the installation of the perimeter fence around the Kearns Mansion property, and the introduction of mixed border plantings. While not in keeping with the period of significance, these changes do not substantially alter the feeling of the landscape. The more substantial impacts to integrity of feeling for Block 407 are the introduction of the parking lot in the northeast quadrant and the expansion of the parking area behind the Kearns Mansion. The impact of the expanded parking area behind the Kearns Mansion is mitigated somewhat by its location in a less visible portion of the property.

Association: This element of association is defined as the direct link between the important historic event or person and a cultural landscape. Block 407 retains integrity of association with the historical themes of community planning, social trends, and politics under Criterion A, with Thomas Kearns under Criterion B, and with the theme of architecture under Criterion C.

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Part II

Chapter V – Treatment

Introduction

Within and among the five temporal periods, the periods most relevant to the historic landscape of Block 407 as it remains today are portions of the Pioneer Landscape Period, the Neighborhood Development Period, and portions of the Commercialization Period. Specifically, the relevant Period of Significance is 1857 to 1962. It was in 1857, during the Pioneer Landscape Period, that Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. Additionally, the terracing of the otherwise sloping topography to allow development of individual lots commenced during this period. The bulk of the landscape characteristics that exists today on Block 407 were established during the Neighborhood Development Period including context, topography, spatial organization, cultural traditions, circulation, land use and activities, views and vistas, buildings and structures, cluster arrangements, and vegetation. During the Commercialization Period, the landscape of Block 407 was altered to remove some of the earlier features and create notable features, such as the parking lot in the northeast quadrant, that characterize the block today. The most significant of these changes occurred in 1962 with the demolition of the Glendinning Carriage House and the dwellings in the northeast quadrant of the block.

The Neighborhood Development Period (1896-1935) has been chosen as the specific period for interpretation and treatment. This period was an era in which Salt Lake City was developing rapidly, and a new class of wealthy elites built elaborate homes and mansions along the South Temple corridor. The development of Block 407 is consistent with vernacular design themes of this era including the establishment of a consistent neighborhood streetscape, including paved sidewalks and park strips with rows of large shade trees. The homes themselves consisted of Picturesque, Italianate, Victorian, and Chateauesque architectural styes, and were oriented with main entrances toward the street and public sidewalk. This placement along the edges of the block worked to create a well-defined semi-public space paralleling the streets and sidewalks. The neighborhood during this period had a distinct park-like setting with continuous use of lawn extending from the sidewalks to the fronts of individual homes, with a strong sense of visual continuity between individual properties. Block 407 retains a great deal of integrity for this period including:

- The broader context of the South Temple and Lower Avenues neighborhood,
- The topography of the site including the sculpted lawn terrace directly south of the Kearns Mansion,
- The spatial organization along the perimeter of the block, and the prominent Great Lawn east of the Kearns Mansion,
- The block sidewalk circulation patterns, as well as the general pedestrian approaches to each of the remaining homes on the site, the circulation patterns around the immediate Kearns Mansion,
- Many of the visual cues associated with the historical residential use of the block,
- The six historic structures on the block including their placement with relationship to their streets, sidewalks, and their adjacency to each other, and
- The vegetation, including predominant use of turf grass, the historic sycamores along South Temple, and the consistent use of large shade tree and deciduous plants throughout the block.

This chapter discusses treatment and management recommendations to preserve this historic integrity of the block and these contributing resources.

Per the National Park Service's Preservation Brief 36, "Treatment may be defined as work carried out to achieve a historic preservation goal—it cannot be considered in a vacuum. There are many practical and philosophical factors that may influence the selection of a treatment for a landscape. These include the relative historic value of the property, the level of historic documentation, existing physical conditions, its historic significance and integrity, historic and proposed use (e.g., educational, interpretive, passive, active public, institutional or private), long-and short-term objectives, operational and code requirements (e.g., accessibility, fire, security) and costs for anticipated capital improvement, staffing and maintenance."[12]

The treatment plan for Block 407 that follows below outlines the overall historic preservation approach and is based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The treatment is prescribed based on the historical significance of a resource combined with its integrity, and it also factors in the proposed use of the resource moving forward. The treatment recommendations for Block 407 focus on a narrower timeframe within the overall period of significance. The Neighborhood Development Period (1896-1935) is here used as the period for interpretation. Combined with the treatment plan, the management recommendations provide a framework for addressing the repair and replacement of historic materials while also considering issues related to alterations, new additions, and ongoing maintenance.

The overarching treatment recommendation for remaining features which retain integrity in Block 407 is rehabilitation. This treatment will allow for preservation of contributing historic resources as well as the alteration of non-contributing landscape characteristics to accommodate changes to the block. Treatment guidelines and recommendations were developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment*

[12] National Park Service. 2021. *NPS Preservation Brief 36: Protecting Cultural Landscapes. Planning, Treatment and Management of Historic Landscapes*. U.S. Department of the Interior, National Park Service, Washington, D.C. Access online August 2021 at: https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm

of Cultural Landscapes (1996), and NPS Director's Order-28: Cultural Resource Management Guidelines (1998).

Preservation Philosophy & Treatment

Primary Treatment

The primary treatment recommendation is **Rehabilitation** including preservation of contributing landscape characteristics, and restoration of certain modified features.

Rehabilitation improves the utility or function of a cultural landscape, through repair or alteration, to make possible an efficient compatible use while preserving those portions or features that are important in defining its significance. Block 407 has been and will continue to function as a mix of residential and government use that maintains an overall appearance of a primarily residential block, with any necessary commercial intrusions minimized. Rehabilitation will allow for the continued adaptation of the block to accommodate security needs and potential for additional government functions on site in a fashion that is consistent with preserving the historical integrity of the block and its resources. This applies only to features which retain integrity. Changes to non-contributing features should not threaten the integrity of those that remain.

Standards for Rehabilitation

The following details the ten guidelines within the Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new material will match the old in composition, design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Treatment Approach

In addition to the Secretary of the Interior's Standards for Rehabilitation, the subsequent treatment recommendations are also based on the following evaluation process set forth by the NPS in *A Guide to Cultural Landscapes* which includes the following steps:

- Identify, retain, and preserve: These are the essential actions necessary to maintain the integrity of a historic landscape. Block 407's contributing features are documented in Appendix A, Inventory of Landscape Resources,
- Protect and maintain: These are the actions that should be undertaken to protect and maintain the identified contributing features.
- Repair: When the contributing features are in poor condition, repair is recommended,
- Replace: If a feature's condition has deteriorated to the point that repair is not physically possible, then replacement, usually in-kind, is recommended, and
- Compatible alterations and additions: alterations and additions may be required for certain resources to ensure their continued use.

These same steps should be repeated throughout the planning, design, implementation, and maintenance processes and are key in ongoing management and maintenance decisions beyond the scope of this CLR.

Treatment & Management

The following treatment and management plan is organized around the same landscape characteristics categories used in the previous chapters of this report. It includes a brief discussion of the category and contributing resources along with their integrity. It goes on to include a more in-depth discussion of specific treatment strategies recommended to support the overall Rehabilitation Treatment previously described, based on site-specific existing conditions, immediate needs, as well as the proposed use of the site and specific considerations associated with accommodating future use and management of Block 407 and its historically contributing resources.

Narrative Design Guidelines

The following written guidelines are intended to provide context and parameters for future planning, design, and management decisions for Block 407, to ensure that the future design of the block is compatible with this cultural landscape and that contributing features are preserved. The block is broken into separate landscape zones to differentiate the appropriate treatment recommendations for that zone. Specific treatment recommendations are organized first by zone and then by landscape characteristics.

Landscape Zones

Zone 1: Kearns Mansion south and west front yards & Great Lawn to the east. Most significant from a historic preservation perspective and represents the highest security needs.

Zone 2: Block 407 streetscape & remaining homes front-yards. Most significant from a historic preservation perspective, lower security needs.

Zone 3: Block 407 interior. Less visible from the streetscape which offers more flexibility for adapted uses.

This narrative design guidelines are organized into the following categories:

- Context,
- Topography,
- Spatial Organization,
- Circulation,
- Land Use,
- Views and Vistas,
- Buildings and Structures,
- Cluster Arrangement,
- Vegetation, and
- Compatible Alterations and Additions.

Context

The overall block context within the Avenues neighborhood is supported by the historic pattern of street facing residential homes placed on the block perimeters. Block 407 retains integrity for this context within the neighborhood due to the remaining residential pattern.

Overall: Maintain block context by supporting the general Avenues neighborhood layout of street facing buildings around the block perimeter.

Topography

The general south to north incline of Block 407 consisting of level landscaped areas with sculpted terraces between properties and between properties and the sidewalk – particularly the sculpted lawn terrace south of the Kearns Mansion is significant and retains integrity, it also has the visual effect of placing the Kearns Mansion on a podium, making it particularly visually prominent from the adjoining streetscape.

Overall: Maintain and preserve historic grading patterns.

Zone 1
- Preserve south lawn terrace.
- Restore west lawn terrace: The slope in this location has been extended out over a larger vertical distance which has the effect of visually minimizing its appearance. The grade of the slope should be consistent with the grade of the slope on the south lawn terrace. The terrace will fade out on the north side as the grade of the sidewalk comes into alignment with the grade of the landscape immediately surrounding the Mansion.
- Slope Vegetation (See vegetation section): Vegetation should emphasize the sculptural quality of the landform by consisting of a single uniform vegetation type, and that is also low growing. Lawn or a low-growing grass is preferred.

Zone 2
- Mitigate slope from sidewalk to parking lot in northwest corner of block.

Zone 3
- Maintain current typical topography.

GSBS

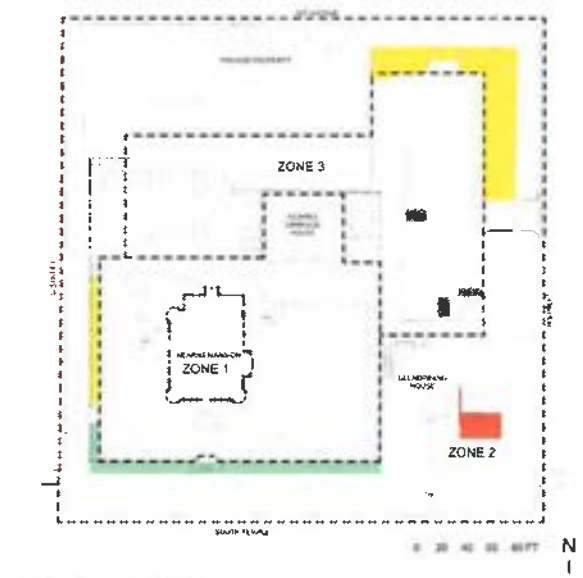


Figure 5-1. Treatment Plan – Topography

Spatial Organization

The spatial organization of the streetscape, and the front-yards paralleling the streetscape, along with the spatial organization of the great lawn east of the Kearns Mansion is significant and retains integrity.

Overall: Preserve/restore block spatial organization.

Zone 1

- Mitigate the impact of the security fence on the streetscape spatial organization south and west of Kearns Mansion.
- Consider setting the west-side perimeter fence back from the street so that it sits atop the sculpted terrace (approximately 5').
- Consider removal of the vertical vegetation (Cherry Trees and Beech Trees) located along the south and west frontages.
  - Preserve/restore the Great Lawn spatial organization east of Kearns Mansion.
  - Reinforce the vertical definition along the east-side of the great lawn by adding trees and additional shrubs.

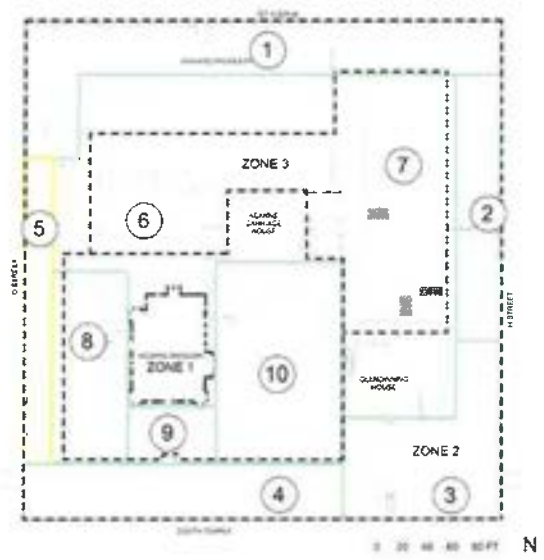
Zone 2

- Preserve and restore streetscape spatial organization around remaining perimeter of block.
  - Any new fences taller than 3' should be parallel with or recessed behind building facades.
  - Avoid the use of fences or other spatial organizing features taller than 3' in front yards or between properties between building facades and the sidewalk.
  - Any new buildings added to the block could be used to reinforce the edges and corners of the block.
- Mitigate the spatial loss around northeast corner of the block by setting back parking from street a minimum distance of 25' and adding vertical screening elements to reinforce the streetscape corridor.

Zone 3

- Preserve/restore streetscape spatial organization.
  - Private space north of the Kearns Mansion as defined by a vertical screening or security element should be set back from the sidewalk by a minimum distance of 25 feet.
- Preserve spatial organization relationship between Kearns Mansion and Carriage House.

- Any spatial organizing features such as a vertical hedge, fence, or wall should not encroach into the visual space of the great lawn, by extending north from the northeast corner of the Kearns Mansion, then proceeding east into the southwest corner of the Carriage House.



TREATMENT PLAN - SPATIAL ORGANIZATION

1 North-West Streetscape
2 East Streets Line
3 Grand Young Front Yard
4 Senior Terrace Streetscape
5 West Streetscape
6 Adams Parking Lot
7 Skidmore Parking Lot
8 West Kearns Yard
9 Kearns Front Yard
10 Great Lawn

Figure 5-2. Treatment Plan – Spatial Organization

Circulation

The circulation patterns associated with the streetscape and sidewalks, direct pedestrian access from sidewalks to fronts of homes, the walkway outlining the footprint of the Kearns Mansion, and the driveway loop west of the porte-cochere are significant and retain integrity.

Overall: Maintain historic circulation patterns.

Zone 1

- Maintain walkway circulation patterns following footprint of Kearns Mansion.
- Maintain walkway access centered on main entrance from sidewalk.
- Maintain the drop-off loop west of the porte-cochere. Consider restoring the circulation pattern through the porte cochere.
- Eliminate surface parking within Zone 1.
- Locate surface parking in Zone 3 whenever possible.

Zone 2

- Maintain public sidewalks around block perimeter.
- Maintain carriage stone and park strip pathways wherever possible.
- Maintain/restore walkway access from sidewalk to front entrances of homes.
- Consider removing existing hardscape and recreating the original Glendinning House front (south) sidewalk configuration to make the space more inviting to the public, this could also accommodate the inclusion of public art in this area.
- Minimize the quantity and appearance of driveaway access points into the block.
  - Combine access points whenever possible.
  - Driveway widths should be as narrow as allowed by Salt Lake City's engineering standards.

Zone 3

- Surface parking, if required, should be located in Zone 3.

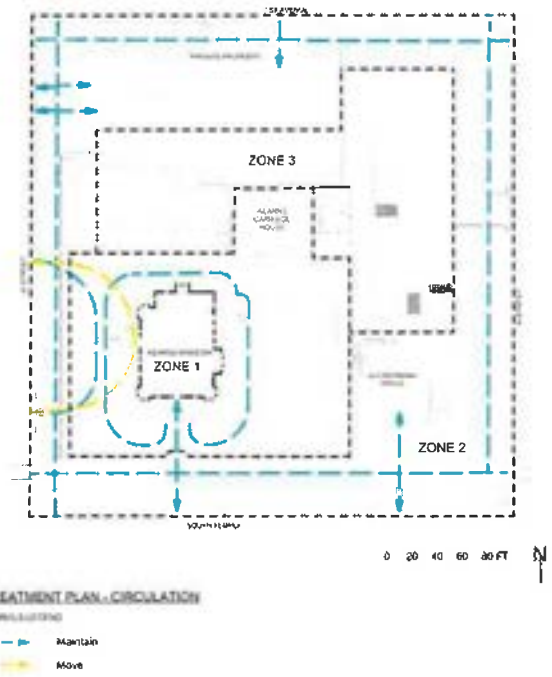


Figure 5-3. Treatment Plan – Circulation

Land Use and Activities

The visual appearance of the landscape associated with residential use is significant and retains integrity.

Overall: Preserve the appearance of the landscape as associated with historical residential land use patterns. Uses may change, but the manifestation of those new uses should not be apparent on the landscape. Minimize the introduction of changes to the landscape associated with non-residential types of uses including but not limited to parking lots, signage, and utilities.

Zone 3

- Landscape changes required to facilitate non-residential uses on the block should be contained within Zone 3 and should be screened from the other zones.

Views and Vistas

The views and vistas along streetscapes, and to the Kearns Mansion from the southwest, and from South Temple in general, are significant and retain integrity.

Overall: Maintain the views along the streetscape and inward from the public realm, particularly between the public ROW and the plane of the building facades.

Zone 1

- Maintain visual openness of Kearns Mansion from the public realm, particularly from the South Temple corridor.
- Consider relocating ornamental cherry trees to the east Kearns fence line to reopen views to the mansion and carriage house.
- Minimize the use of tall vegetation or other elements that might obstruct views of the Kearns Mansion from the southwest or from South Temple.

Zone 2

- Maintain visual openness of other homes from the public realm.
- Minimize the use of tall vegetation or other elements that might obstruct view of other homes from the public realm.

Zone 3

- Screen interior block uses from streetscape/public realm.

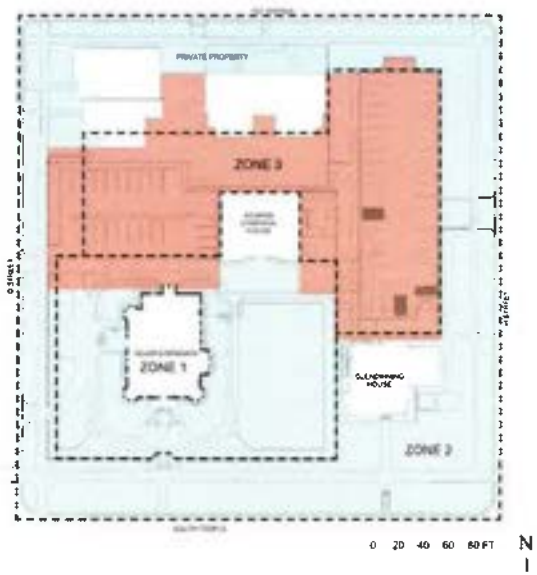


Figure 5-4. Treatment Plan – Views & Vistas

Buildings and Structures

The Kearns Mansion, Carriage House, Glendinning House, Kearns Terrace No. 2, 34 G Street and 38 G Street are significant and retain integrity.

Overall: Preserve contributing historic buildings

Zone 1
- Preserve Kearns Mansion and Carriage House.

Zone 2
- Preserve Glendinning House, Kearns Terrace No. 2, 34 G Street, and 38 G Street.
- Mitigate inappropriate addition to Glendinning House.

Cluster Arrangement

The Kearns Mansion/Carriage House cluster are significant and retain integrity. The relationships between the Glendinning House, Kearns Terrace No. 2, 34 G Street and 38 G Street and their relationship to the overall block are significant and retain integrity.

Overall: Preserve the remaining building relationships on the site.

Zone 1
- Preserve the visual and physical relationship between the Kearns Mansion and Carriage House.
- No visible additional buildings or additions should be added to Zone 1.

Zone 2
- Preserve the existing homes lining the perimeter of the block.
- New buildings should be consistent with existing building patterns and relationships including:
  - Setbacks,
  - Scale, and
  - Primary façade and building entrance oriented toward the street.

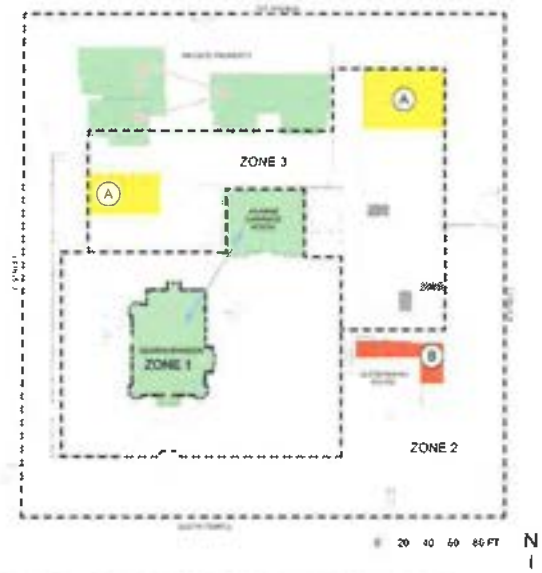


Figure 5-5. Treatment Plan – Buildings & Structures: Cluster Arrangement

Vegetation

The vegetation including the predominant use of turf grass in Zones 1 & 2, the historic sycamores along South Temple, deciduous street trees are significant and retain integrity.

Overall: Preserve existing mature trees and maintain turfgrass (or the appearance of turfgrass) as the predominant groundcover.

Zone 1

- Preserve existing mature trees.
- Maintain turfgrass (or living vegetation similar in height, color, texture to turfgrass) as the predominant groundcover.
- Preserve/maintain the border hedge on the north side of the great lawn including shrub replacement when necessary.
- Minimize the use of foundation plantings.
- The carpet beds consisting of low-growing annuals and perennials that were added during the Preservation Period are not original, but also do not compromise other landscape characteristics, and therefore may be either maintained, altered, or removed.
- The present day rose garden is not original. However, based on historical evidence there was a rose garden to the rear of the Kearns Mansion during the Kearns Family and Governor's Mansion I periods. The exact dates and locations remain unclear. It is unclear as to exactly when the current rose garden was initiated and planted but it was sometime before 1980. Therefore, the inclusion of a rose garden somewhere in Zone 1 as a thematic element is appropriate as long as it doesn't compromise other landscape characteristics.

Zone 2

- Preserve existing mature trees.
- Maintain turfgrass (or living vegetation similar in height, color, texture to turfgrass) as the predominant groundcover.
- Minimize/eliminate the use of foundation plantings.
- Shrubs if added should be utilized as sculptural elements in the landscape, or at the edge of Zone 3 for screening.
- Perennial/annual beds if included should be low in height (less than 3') and set away from the foundations of buildings.

Zone 3

- Use shrubs for screening, and/or to screen walls or fences between Zones 1 & 2, and Zone 3.

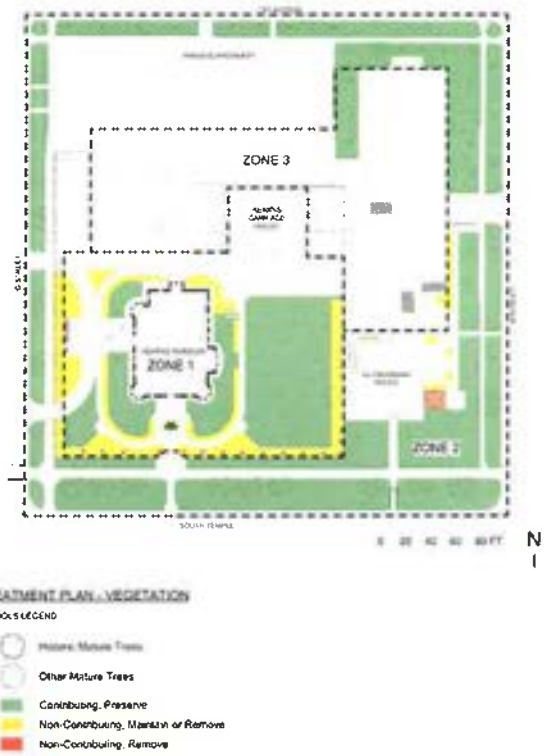


Figure 5-6. Treatment Plan – Vegetation

Compatible Alterations and Additions

Because of Block 407's association with the use of the Kearns Mansion as the Utah Governor's mansion, and the use of the Glendinning House as a state facility, the needs of the site have changed over time and will likely continue to change and evolve going forward. For this reason, and consistent with this reports Rehabilitation treatment recommendation, it is appropriate to make alterations to the site to provide additional landscape features and buildings to support these changing requirements. The following approach should be taken to ensure that alterations and additions to the block are compatible with and do not destroy the contributing resources previously identified in this report.

Overall

- Proposed alterations Block 407 should preserve the cultural landscape features identified as contributing in this report.
- New additions, or alterations, to Block 407 should preserve the contributing landscape features identified in this report.
- New landscape features shall be differentiated from the original landscape features in design.
- New construction shall be undertaken in such a manner that if removed in the future, the remaining contributing landscape features would be unimpaired.
- New structures, if added, should be compatible with scale and massing with the historical architectural styles that originally appeared on the site but should not seek to re-construct or otherwise re-create structures that no longer exist.
- A consistent approach to the placement and design of small-scale features is recommended, as this will allow visitors to the block to appreciate the remaining contributing landscape features more fully.
- Establish a consistent style or appearance for new small-scale features moving forward with the goal of minimizing the visual impact of these features.
- Develop a signage and wayfinding plan for the block to reduce the amount of unnecessary signage.
- Fences and walls, if required for security reasons, should reinforce historic spatial and/or circulation patterns.

Treatment Timeline

The proposed timeline for treatment recommendations has been broken down into four categories: pressing, adaptive, as needed, and ongoing. These are described in more detail in the facilities condition assessment in the appendix.

B. CLR APPENDIX

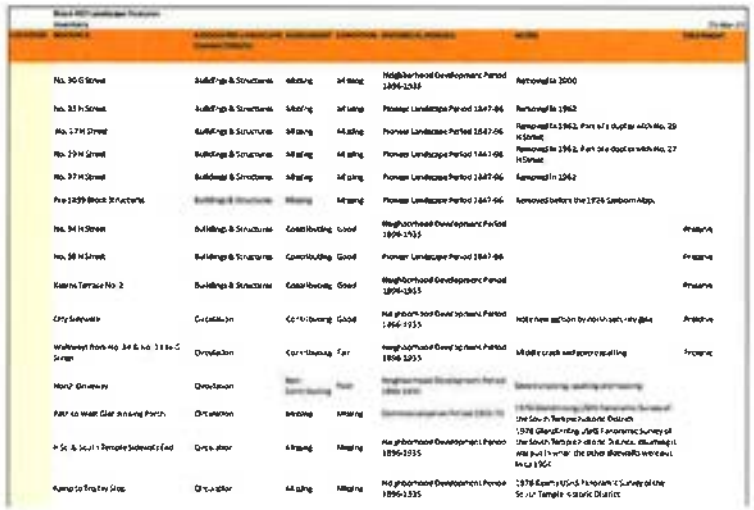
Cultural Landscape Report - Appendix
Block 407, Salt Lake City

September 1, 2022

Produced for the Division of Facilities Construction and Management, State of Utah

Produced by Kirk Huffaker Preservation Strategies

Appendix Table of Contents



Appendix I

Inventory of Historic Landscape Resources on Block 407

2

Street Signs	Small-Scale Features	Non-Contributing	Good	Unknown		
Engraved Street Names	Small-Scale Features	Non-Contributing	Good	Unknown		
Low Ornamental Iron Fence (No. 38 G Street)	Small-Scale Features	Non-Contributing	Fair	Unknown		
Bike Rack (North of Kearns Terrace No 2)	Small-Scale Features	Non-Contributing	Good	Unknown		
Street Gutters/Storm Drains	Small-Scale Features	Non-Contributing	Good	Neighborhood Development Period 1896-1935	Originally developed during NDP, but probably have been replaced/updated in later periods	
Kearns Terrace No. 2 Landscape Lighting	Small-Scale Features	Non-Contributing	Good	Unknown		
City Gooseneck Street Lights	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		
City Cameron Trolley Pole Lights	Small-Scale Features	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
Carriage Steps/Stone	Small-Scale Features	Contributing	Fair	Neighborhood Development Period 1896-1935	Several large chunks missing from the front edge, likely caused by vehicular collisions.	Preserve
Concrete Edging by S Steps	Small-Scale Features	Non-Contributing	Fair	Preservation Period 1975-2022	Irregular concrete/pavers visible. The planter needs more fill dirt.	
North-West Streetscape	Spatial Organization	Contributing	Fair	Neighborhood Development Period 1896-1935		Preserve
West Streetscape	Spatial Organization	Contributing	Fair	Neighborhood Development Period 1896-1935		Preserve
East Streetscape	Spatial Organization	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
South Temple Streetscape	Spatial Organization	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
Silver Maple (No. 38 Park Street)	Vegetation	Contributing	Good	Unknown		Rehabilitation
London Plane Trees (South Temple Park Strip)	Vegetation	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
[illegible]	Vegetation	Contributing	Good	Neighborhood Development Period 1896-1935 and subsequent periods	[illegible]	Rehabilitation

North Park Strip Trees	Vegetation	Contributing	Good	Neighborhood Development Period 1896-1935 and subsequent periods	[illegible]	Rehabilitation
Park Strip Lawn	Vegetation	Contributing	Fair	Neighborhood Development Period 1896-1935	[illegible]	Rehabilitation
Northeast Corner Park Strip Lawn	Vegetation	Contributing	Poor	Neighborhood Development Period 1896-1935	Lawn is mostly gone, [illegible] appear	Rehabilitation
West Park Strip Honey Locusts	Vegetation	Contributing	Poor	Neighborhood Development Period 1896-1935	[illegible] others show signs of decline.	Rehabilitation
Poplar Street Trees (E Street)	Vegetation	Missing	Missing	[illegible]	[illegible]	
Kearns Carriage House	Buildings & Structures	Contributing	Fair	Neighborhood Development Period 1896-1935		Preserve
Keith Mansion	Buildings & Structures	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
Concrete Parking Lot (North-east of Kearns Mansion)	Circulation	Non-Contributing	Good	Commercial [illegible] Period 1955-75, Expanded in the Preservation Period 1975-2022		Remove
North Carriage Drive [illegible] (from 1st Ave)	Circulation	Missing	Missing	Neighborhood Development Period 1896-1935	[illegible]	
Kearns Walkways (Front entrance and [illegible])	Circulation/Small Scale Features	Contributing	Good	Preservation Period 1975-2022	The original walkway around the [illegible] mansion was first developed during the Neighborhood Development Period. The walkway was replaced [illegible] during the Preservation Period	Preserve
[illegible]	Circulation/Small-Scale Features	Contributing	Good	Preservation Period 1975-2022	[illegible] during the Neighborhood Development Period. [illegible] porte cochere during the Preservation Period	Rehabilitation

Circulation Pattern Around Kearns [illegible]	Circulation/Small-Scale Features	Missing	Missing	Neighborhood Development Period 1896-1935	The original walkway around the Kearns mansion was first developed during the Neighborhood Development Period. That walkway was replaced and the alignment [illegible]	
Kearns Circle Drive Circulation Pattern	Circulation/Small-Scale Features	Missing	Missing	[illegible]	The original circle under the port cochere was first developed during the Neighborhood Development Period. That walkway was replaced and the alignment modified from under the port cochere during the Preservation Period.	
Security Fencing Features	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		[illegible]
Kearns Lighting	Small-Scale Features	Non-Contributing	Good	Commercialization Period 1935-75		
Small Electrical Outlets	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		
Security Cameras	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		
Flag Poles	Small-Scale Features	Non-Contributing	Good	Commercialization Period, Preservation Period 1975-2022		
[illegible]	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		
Misc. Signage	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022	[illegible]	
Site Furniture (Moveable Tower Picnic Movable [illegible])	Small-Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		
[illegible]	[illegible]	Non-Contributing	Good	Preservation Period 1975-2022		
[illegible]	[illegible]	Non-Contributing	Fair	Preservation Period 1975-2022	Crumbling at edges, [illegible]	
[illegible]	[illegible]	Non-Contributing	Fair	Preservation Period 1975-2022	[illegible]	
Kearns/[illegible] Boundary [illegible] Fence	Small-Scale Features	Missing	Missing	Neighborhood Development Period 1896-1935	1904 Kearns Thomas Residence [illegible]	
[illegible]	[illegible]	Missing	Missing	Neighborhood Development Period 1896-1935	1909 Kearns [illegible] Residence [illegible] 1909	
[illegible] Wall	[illegible]	Missing	Missing	Neighborhood Development Period 1896-1935	[illegible] 1910_1926	

Front Corner Flagpole	Small-Scale Features	Missing	Missing	[illegible]	[illegible]	
Masonry Screen Walls	Small-Scale Features	Non-Contributing	Fair	Preservation Period 1975-2022	Stucco surfacing is bubbling, some cracks	
Great Lawn Spatial Organization	Spatial Organization	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
[illegible]	Spatial Organization	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
[illegible]	Spatial Organization	Contributing	Fair	Neighborhood Development Period 1896-1935		Preserve
Kearns Parking Lot (Spatial Organization)	Spatial Organization	Non-Contributing	Good	Commercialization Period 1935-75, Preservation Period 1975-2022		Preserve
Sculpted Lawn Terrace (South of Kearns Mansion)	Topography	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
Sculpted Lawn Terrace (West of Kearns Mansion)	Topography	Contributing	Fair	Neighborhood Development Period 1896-1935	[illegible]	Rehabilitation
Sculpted Lawn Terrace (North of Great Lawn)	Topography	Missing	Missing	Neighborhood Development Period 1896-1935	Coulam Carriage House Photo	
Hedge North of Great Lawn	Vegetation	Contributing	Fair	[illegible] Preservation Period 1975-2022	[illegible] height is character defining [illegible]	Rehabilitation
Shrub Beds	Vegetation	Non-Contributing	Good	Commercialization Period 1935-75, [illegible]		
South Flowering Cherries	Vegetation	Non-Contributing	Good	[illegible]		[illegible]
Perennial/Annual Beds	Vegetation	Non-Contributing	Good	[illegible]		
Columnar Beeches	Vegetation	Non-Contributing	Good	[illegible]	Rose Garden	[illegible]
Rose Garden (located west of the mansion)	Vegetation	Contributing	Good	[illegible]	The earliest record of the rose garden is a 1949 newspaper clipping which states the garden (at the rear of the mansion) was already mature at the time of writing.	
Rose Garden (located at the rear of mansion)	Vegetation	Missing	Missing	Commercialization Period 1935-75, Possibly founded earlier	The earliest record of the rose garden is a 1949 newspaper clipping which states the garden (at the rear of the mansion) was already mature at the time of writing.	
[illegible]	[illegible]	Non-Contributing	Good	[illegible]		

Tree Hydrangeas	Vegetation	Non-Contributing	Good	Preservation Period 1975-2022		
East Horse Chestnut	Vegetation	Contributing	Fair	Neighborhood Development Period 1896-1935	Horse Chestnut in poor health. Recent [illegible] indicate it is slated to be removed	[illegible]
Island Lawn (Beside the Circle Drive)	Vegetation	Contributing	Fair	Neighborhood Development Period 1896-1935		Rehabilitation
South Front Mature Trees	Vegetation	Missing	Missing	Commercialization Period 1935-75	Colorized mansion photo 07 - ca early 1950s	
South Front Foundation Plantings	Vegetation	Missing	Missing	Commercialization Period 1935-75	Colorized mansion photo 07 - ca early 1950s	
Boston Ivy/Vines on Kearns Mansion	Vegetation	Missing	Missing	Neighborhood Development Period 1896-1935	[illegible]	
Trees at Northwest Lawn	Vegetation	Missing	Missing	Neighborhood Development Period 1896-1935	1916 Wheelton Paving at Kearns Residence	
Northwest Lawn	Vegetation	Missing	Missing	Neighborhood Development Period 1896-1935	1916 Wheelton Paving at Kearns Residence	
Grass Lawn Mature Trees	Vegetation	Missing	Missing	Neighborhood Development Period 1896-1935	1907 Kearns Mansion and stable Western_1907	
West Portico Shrubs	Vegetation	Missing	Missing	Neighborhood Development Period 1896-1935	1914 Kearns Residence Sanborn History 1914	
[illegible]	Vegetation	Missing	Missing	Neighborhood Development Period 1896-1935	1909 Kearns Auto and Residence History 1909	

Glendinning House	Buildings & Structures	Contributing	Good	[illegible]	[illegible]	Preserve
Glendinning House South Aries (West of House)	Buildings & Structures	Non-Contributing	Good	Preservation Period 1975-2022		
Glendinning Addition	Buildings & Structures	Non-Contributing	Fair	Commercialization Period 1935-75	Part of the brick [illegible] wall is sinking at the foundation by the east door into the addition. The paving on the east facing southeast corner is starting to warp	Mitigation
Glendinning Carriage House	Buildings & Structures	Missing	Missing	Pioneer Landscape Period 1847-96		
[illegible]	Circulation	Non-Contributing	Good	Preservation Period 1975-2022		[illegible]
[illegible]	Circulation	Non-Contributing	Good	Commercial Period 1935-75, Preservation Period 1975-2022	A Glendinning parking lot was put in 1962 and then redone in 1971 but the current layout was put in sometime between 1977-1980	Minimize Surface Parking
Angled Driveway	Circulation	Missing	Missing	Neighborhood Development Period 1896-1935		
Art Plinth + Sculpture	Small Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		Remove
Retaining Wall	Small Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		Remove
Thought Garden Patio	Small Scale Features	Non-Contributing	Good	Preservation Period 1975-2022	[illegible]	Remove
Glendinning Lighting	Small Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		Rehabilitation
Picnic Area	Small Scale Features	Non-Contributing	Good	Preservation Period 1975-2022		
Iron Perimeter Fence	Small Scale Features	Missing	Missing	Neighborhood Development Period 1896-1935	1912 SLC South Temple Street #33	
Southeast Corner Wall	Small Scale Features	Missing	Missing	Commercialization Period 1935-75	1976 Glendinning HABS Panoramic Survey of the South Temple Historic District	
Dentist Sign	Small Scale Features	Missing	Missing	Commercialization Period 1935-75	1976 Glendinning HABS Panoramic Survey of the South Temple Historic District	
Mansion House Billboard	Small Scale Features	Missing	Missing	Commercialization Period 1935-75	1976 Glendinning HABS Panoramic Survey of the South Temple Historic District	
[illegible] (Streetscape)	Spatial Organization	Contributing	Good	Neighborhood Development Period 1896-1935		Preserve
Glendinning Parking Lot (Spatial Organization)	Spatial Organization	Non-Contributing	Good	Preservation Period 1975-2022		Preserve

Red Bud (Front Yard)	Vegetation	Non-Contributing	Good	[illegible]	[illegible]	
Paper Cherries?	Vegetation	Non-Contributing	Good	[illegible]		[illegible]
Paperbark Maple (West of parking lot)	Vegetation	Non-Contributing	Good	[illegible]		
Weeping Beech (West of parking lot)	Vegetation	Non-Contributing	Good	[illegible]		
Under [illegible] end of parking lot)	Vegetation	[illegible]	[illegible]	[illegible]		[illegible]
Glendinning Lawn	Vegetation	[illegible]	[illegible]	Pioneer Landscape Period 1847-96	[illegible] house	[illegible]
Blue Spruce (West of parking lot)	Vegetation	Non-Contributing	Fair	Preservation Period 1975-2022	Blue Spruce [illegible] shape has deformed, likely due to snow loads	
Parking Lot Lawn	Vegetation	Non-Contributing	Fair	Preservation Period 1975-2022	Patchy on the west side of the parking lot	
Honey [illegible] (North of Glendinning addition)	Vegetation	Non-Contributing	Poor	Commercialization Period 1935-75	Major branch breaks. [illegible] has a large missing section of bark.	
Front Foundation Plantings	Vegetation	Missing	Missing	Commercialization Period 1935-75	1887 Glendinning [illegible] Residence? [illegible]	

Appendix II

Tree Species on Block 407

3

In alphabetical order:

Chinese Horse Chestnut (Aesculus chinesis)
Columnar Purple Beech (Fagus cuprea Fastigiata')
Eastern Redbud (Cercis canadensis)
European Horse Chestnut (Aesculus hippocastanum)
Green Ash (Fraxinus pennsylvanica)
Honey Locust (Gleditsia triacanthos)
Iowering Crabapple (Malus sp.)
Japanese Zelkova (Zelkova serrata)
Linden Species (Tilia sp.)
London Plane (Platanus x acerifolia)
Maple Species (Acer sp.)
Mount Fuji Flowering Cherry (Prunus serrulate Mount Fuji')
Oak Species (Quercus sp.)
Ornamental Cherry (Prinus sp.)
Paperbark Maple (Acer griseum)
Purple Robe Locust (Robina pseudoacacia Purple Robe')
Saucer Magnolia (Magnolia x soulangeana)
Weeping Purple Beech (Fagus sylvatica Pendula') or similar

Appendix III

Secretary of the Interior's Standards for the Treatment of Historic Properties + Guidelines for the Treatment of Cultural Landscapes

The Secretary of the Interior's
Standards for the Treatment of
Historic Properties
with

Guidelines for the Treatment of Cultural Landscapes

U.S. Department of the Interior
National Park Service
Cultural Resource Stewardship and Partnerships
Heritage Preservation Services
Historic Landscape Initiative
Washington, D.C.
1996

Outside Cover Photograph: *Aerial view over taro fields at Ke'anae, Maui, Hawaii* Elizabeth Anderson, Maui County Planning Office. Inside Cover Photograph: *Bed of taro* Author, 1995.

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The Secretary of the Interior's
Standards for the Treatment of Historic Properties

with Guidelines for the Treatment of Cultural Landscapes

Edited by Charles A. Birnbaum
with Christine Capella Peters

Designed by Charles A. Birnbaum
and Kathleen J. Madigan

U.S. Department of the Interior
National Park Service
Cultural Resource Stewardship and Partnerships
Heritage Preservation Services
Historic Landscape Initiative
Washington, D.C.
1996

MISSION

As the Nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally-owned public lands and natural and cultural resources. This includes fostering wise use of our land and water resources, protecting our fish and wildlife, preserving the environmental and cultural values of our national parks and historical places, and providing for the enjoyment of life through outdoor recreation. The Department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The Department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

THE GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the *Guidelines for the Treatment of Cultural Landscapes* provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, engineers, contractors, and project reviewers prior to and during the planning and implementation of treatment projects.

In 1992, the first draft of the *Guidelines for the Treatment of Historic Landscapes* was disseminated for public review. This final document integrates comments received from the landscape architecture and preservation communities over the past few years.

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The Standards for the Treatment of Historic Properties, published in 1992, were reviewed by a broad cross-section of government entities and private sector organizations. *The Guidelines for the Treatment of Cultural Landscapes* were developed in cooperation with the Alliance for Historic Landscape Preservation and were also reviewed by individual State Historic Preservation Offices nationwide.

Several individuals have made significant contributions to the *Guidelines*. First, Kay D. Weeks, was instrumental in ensuring consistency with the *Standards*, providing an indepth review for the entire document.

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Charles A. Birnbaum, FASLA
Coordinator, Historic Landscape Initiative

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Introduction

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, contractors, and project reviewers prior to and during the planning and implementation of project work.

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

Since their publication in 1976, the Secretary's Standards have been used by State Historic Preservation Officers and the National Park Service to ensure that projects receiving federal money or tax benefits were reviewed in a consistent manner nationwide. The principles embodied in the Standards have also been adopted by hundreds of preservation commissions across the country in local design guidelines.

In 1992, the Standards were revised so that they could be applied to *all* historic resource types included in the National Register of Historic Places--buildings, structures, sites, objects, districts, and landscapes. The revised Standards were reduced to four sets by incorporating protection and stabilization into preservation, and by eliminating acquisition, which is no longer considered a treatment. Re-titled *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, this new, modified version addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. The *Guidelines for the Treatment of Cultural Landscapes* illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time. *Rehabilitation* standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character. *Restoration* standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. *Reconstruction* standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties*, revised in 1992, were codified as 36 CFR Part 68 in the 12 July 1995 *Federal Register* (Vol. 60, No. 133) with an "effective" date of 11 August 1995. The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*.

Preservation Planning and the Treatment of Cultural Landscapes

Careful planning prior to treatment can help prevent irrevocable damage to a cultural landscape. Professional techniques for identifying, documenting, and treating cultural landscapes have advanced over the past twenty-five years and are continually being refined. As described in the National Park Service publication, *Preservation Brief #36: Protecting Cultural Landscapes*, the preservation planning process for cultural landscapes should involve: historical research; inventory and documentation of existing conditions; site analysis and evaluation of integrity and significance; development of a cultural landscape preservation approach and treatment plan, development of a cultural landscape management plan and management philosophy; development of a strategy for ongoing maintenance, and, preparation of a record of treatment and future research recommendations.

In all treatments for cultural landscapes, the following general recommendations and comments apply:

- Before undertaking project work, research of a cultural landscape is essential. Research findings help to identify a landscape's historic period(s) of ownership, occupancy and development, and bring greater understanding of the associations that make them significant. Research findings also provide a foundation to make educated decisions for project treatment, and can guide management, maintenance, and interpretation. In addition, research findings may be useful in satisfying compliance reviews (e.g. Section 106 of the National Historic Preservation Act as amended).

- Although there is no single way to inventory a landscape, the goal of documentation is to provide a record of the landscape as it exists at the present time, thus providing a baseline from which to operate. All *component landscapes* and *features* (see definitions below) that contribute to the landscape's historic character should be recorded. The level of documentation needed depends on the nature and the significance of the resource. For example, plant material

Defining Landscape Terminology

Character-defining feature - a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details and materials may be such features.

Component landscape - A discrete portion of the landscape which can be further subdivided into individual features. The landscape unit may contribute to the significance of a National Register property, such as a farmstead in a rural historic district. In some cases, the landscape unit may be individually eligible for the National Register of Historic Places, such as a rose garden in a large urban park.

Cultural landscape - a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

Ethnographic landscape - a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, sacred religious sites, and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

Feature - The smallest element(s) of a landscape that contributes to the significance and that can be the subject of a treatment intervention. Examples include a woodlot, hedge, lawn, specimen plant, allee, house, meadow or open field, fence, wall, earthwork, pond or pool, bollard, orchard, or agricultural terrace.

Historic character - the sum of all visual aspects, features, materials, and spaces associated with a cultural landscape's history, i.e. the original configuration together with losses and later changes. These qualities are often referred to as character-defining.

documentation may ideally include botanical name or species, common name and size. To ensure full representation of existing herbaceous plants, care should be taken to document the landscape in different seasons. This level of research may most often be the ideal goal for smaller properties, but may prove impractical for large, vernacular landscapes.

- Assessing a landscape as a continuum through history is critical in assessing cultural and historic value. By analyzing the landscape, change over time -the chronological and physical "layers" of the landscape – can be understood. Based on analysis, individual features may be attributed to a discrete period of introduction, their presence or absence substantiated to a given date, and therefore the landscape's significance and integrity evaluated. In addition, analysis allows the property to be viewed within the context of other cultural landscapes.

- In order for the landscape to be considered significant, character-defining features that convey its significance in history must not only be present, but they also must possess historic integrity. Location, setting, design, materials, workmanship, feeling and association should be considered in determining whether a landscape and its character-defining features possess historic integrity.

- Preservation planning for cultural landscapes involves a broad array of dynamic variables. Adopting comprehensive treatment and management plans, in concert with a preservation maintenance strategy, acknowledges a cultural landscape's ever-changing nature and the interrelationship of treatment, management and maintenance.

Defining Landscape Terminology

Historic designed landscape - a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic vernacular landscape - a landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes. This can be a farm complex or a district of historic farmsteads along a river valley. Examples include rural historic districts and agricultural landscapes.

Historic site - a landscape significant for its association with a historic event, activity or person. Examples include battlefields and presidential homes and properties.

Integrity - the authenticity of a property's historic identity, evinced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The seven qualities of integrity as defined by the National Register Program are location, setting, feeling, association, design, workmanship, and materials.

Significance - the meaning or value ascribed to a cultural landscape based on the National Register criteria for evaluation. It normally stems from a combination of association and integrity.

Treatment - work carried out to achieve a particular historic preservation goal.

Some Factors to Consider When Selecting An Appropriate Treatment for a Cultural Landscape Project

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. They cannot be used to make essential decisions about which contributing features of a cultural landscape should be retained and which can be changed. But once a specific treatment is selected, the Standards can provide the necessary philosophical framework for a consistent and holistic approach for a cultural landscape project.

A treatment is a physical intervention carried out to achieve a historic preservation goal – it cannot be considered in a vacuum. There are many practical and philosophical variables that influence the selection of a treatment for a landscape (see discussion, pages 4-8). These include, but are not limited to, the extent of historic documentation, existing physical conditions, historic value, proposed use, long and short term objectives, operational and code requirements (e.g. accessibility, fire, security) and anticipated capital improvement, staffing and maintenance costs. The impact of the treatment on any significant archeological and natural resources should also be considered in this decision making process. Therefore, it is necessary to consider a broad array of dynamic and interrelated variables in selecting a treatment for a cultural landscape preservation project (see sidebar opposite titled, "Preservation Planning and the Treatment of Cultural Landscapes.")

For some cultural landscapes, especially those that are best considered ethnographic or heritage landscapes, these Guidelines may not apply. However, if people working with these properties decide that community coherence may be affected by physical place and space—or if there is potential for loss of landscape character whose significance is rooted in the community's activities and processes (or other aspects of its history)—this guide may be of service.

- ***Change and Continuity.*** There is a balance between change and continuity in all cultural resources. Change is inherent in cultural landscapes; it results from both natural processes and human activities. Sometimes that change is subtle, barely perceptible as with the geomorphological effects on landform. At other times, it is strikingly obvious, as with vegetation, either in the cyclical changes of growth and reproduction or the progressive changes of plant competition and succession. This dynamic quality of all cultural landscapes is balanced by the continuity of distinctive characteristics retained over time. For, in spite of a landscape's constant change (or perhaps because of it), a property can still exhibit continuity of form, order, use, features, or materials. Preservation and rehabilitation treatments seek to secure and emphasize continuity while acknowledging change.

A remarkable record of human occupation exists at Canyon de Chelly National Monument in Chinle, Arizona—a vast mosaic of human activity through time, up to the present-day Navajo. Through preservation, an emphasis is placed on the cultural continuum thus accommodating change and continuity. (author 1998)

● ***Relative Significance in History.*** A cultural landscape may be a significant resource as a rare survivor or the work of an important landscape architect, horticulturist or designer. It may be the site of an important event or activity, reflect cultural traditions, or other patterns of settlement or land use. This significance may be derived from local, regional, or national importance. Cultural landscapes may be listed in the National Register of Historic Places individually or as contributing features in a historic district. In some instances, cultural landscapes may be designated National Historic Landmarks by the Secretary of the Interior for their exceptional significance in American history.

● ***Integrity and Existing Physical Condition.*** Prior to selecting a treatment, it is important to understand and evaluate the difference between integrity and existing conditions. Integrity is the authenticity of a cultural landscape's historic identity; it is the physical evidence of its significance. Existing conditions can be defined as the current physical state of the landscape's form, order, features and materials. For example, the integrity of an abandoned garden may be clear based on its extent form, features, and materials, but existing conditions may be poor, due to neglect or deferred maintenance.

"Fairsted," in Brookline, Massachusetts, was the home and office of Frederick Law Olmsted, Sr., his sons, and his successors from 1883-1979. Olmsted is widely recognized as the founder of the profession of landscape architecture in the United States. As a historic property, Olmsted's home and office is associated with the firm's work, but it is also significant for its landscape which illustrates Olmsted's suburban design principles. The property was designated a National Historic Landmark on May 23, 1963. (FLORAD)

Before a treatment was selected for the Peper Farm at Antietam Battlefield, it was important to understand that the farm complex had a high level of integrity for its turn-of-the-century development. In fact, if the landscape was 'restored' to the period of the battle, it would have resulted in the removal of this farm complex and subsequent loss of significant history. (author, 1994)

● ***Geographical Context.*** The *surroundings* of a cultural landscape, whether an urban neighborhood or rural farming area (see center top left and right), may contribute to its significance and its historic character and should be considered prior to treatment. The setting may contain *component landscapes* or *features* (see definitions, page 9) which fall within the property's historic boundaries. It also may be comprised of separate properties beyond the landscape's boundaries, and perhaps those of the National Register listing. The landscape context can include the overall pattern of the circulation networks, views and vistas into and out of the landscape, land use, natural features, clusters of structures, and division of properties.

● ***Use.*** Historic, current, and proposed use of the cultural landscape must be considered prior to treatment selection. Historic use is directly linked to its significance (bottom left), while current and proposed use(s) can affect integrity and existing conditions. Parameters may vary from one landscape to another. For example, in one agricultural landscape, continuation of the historic use can lead to changes in the physical form of a farm to accommodate new crops and equipment. In another agricultural property, new uses may be adapted within the landscape's existing form, order and features.

Two aerial photographs (center top left and right) of the changing geographical context at Rancho Los Alamitos taken a half century apart, from expansive farm lands to suburban subdivision -- is extremely clear. This dramatic change to the property's context will have an effect on future planning and treatment recommendations. (Rancho Los Alamitos Foundation)

Acoma Pueblo, [opposite] located 60 miles west of Albuquerque, New Mexico, is one of the oldest, continuously inhabited villages in the United States, dating back over 1,000 years. Many of its historic uses are still evident in the village today as reflected by the traditional construction of adobe-masonry architecture, outside ovens and outhouses. (author, 1996)

The core of this Anasazi complex at Chaco Culture National Historical Park, Bloomfield, New Mexico, [opposite page bottom] has been preserved and protected since it was designated a National Monument in 1907. (courtesy NPS)

Archeological Resources. Prehistoric and historic archeological resources may be found in cultural landscapes above and below the ground (below) and even under water. Examples of prehistoric archeological resources include prehistoric mounds built by Native-Americans. Examples of historic archeological resources include remnants of buildings, cliff dwellings, and villages; or, features of a sunken garden, mining camp, or battlefield. These resources not only have historical value, but can also reveal significant information about a cultural landscape. The appropriate treatment of a cultural landscape includes the identification and preservation of significant archeological resources. Many landscape preservation projects include a site archeologist.

Natural Systems. Cultural landscapes often derive their character from a human response to natural features and systems. The significance of these natural resources may be based on their cultural associations and from their inherent ecological values. Natural resources form natural systems that are interdependent on one another and which may extend well beyond the boundary of the historic

property. For example, these systems can include geology, hydrology, plant and animal habitats, and climate. Some of these natural resources are particularly susceptible to disturbances caused by changes in landscape management. Many natural resources such as wetlands or rare species fall under local, state, and federal regulations which must be considered. Since natural resource protection is a specialized field distinct from cultural landscape preservation, a preservation planning team may want to include an expert in this area to address specific issues or resources found within a cultural landscape. Natural systems are an integral part of the cultural landscape and must be considered when selecting an appropriate treatment.

Invasive plant materials such as Phragmites (opposite) have overtaken sections of the water's edge along the Emerald Necklace Parks in Boston, Massachusetts diminishing the park's historic character. While developing a rehabilitation plan for the parks, both natural systems and cultural resource values are being considered. (author, 1999)

The management strategy for Nez Perce National Historical Park, Spalding, Indiana, divides the landscape into management zones that consders significant concentrations of cultural landscape features and patterns; reconstruction from historic periods; and the degree of integrity. (courtesy NPS)

Management and Maintenance. Management strategies are long-term and comprehensive. They can be one of the means for implementing a landscape preservation plan. Maintenance tasks can be day-to-day, seasonal, or cyclical, as determined by management strategies. Although routine horticultural activities, such as mowing and weeding, or general grounds maintenance, such as re-laying pavement or curbs, may appear routine, such activities can cumulatively alter the character of a landscape. In contrast, well-conceived management and maintenance activities can sustain character and integrity over an extended period. Therefore, both the management and maintenance of cultural landscapes should be considered when selecting a treatment.

Interpretation. Interpretation can help in understanding and "reading" the landscape. The tools and techniques of interpretation can include guided walks, self-guided brochures, computer-aided tours, exhibits, and wayside stations. Interpretive goals should complement treatment selection, reflecting the landscape's significance and historic character. A cultural landscape may possess varying levels of integrity or even differing periods of significance, both of which can result in a multi-faceted approach to interpretation. In some cases, interpretation and a sound interpretive strategy can inform decisions about how to treat a landscape.

The Lord and Burnham greenhouse at Lyndhurst in Tarrytown, New York, now stabilized and protected is interpreted as a ruin. The 1881 structure contributes to the landscape's significance and its future treatment and management are an integral part of a current Historic Landscape Report. (Lyndhurst archives and author, 1990)

Special Requirements. Work that must be done to meet accessibility, health and safety, environmental protection or energy efficiency needs is usually not part of the overall process of protecting cultural landscapes; rather this work is assessed for its potential impact on the cultural landscape.

Accessibility Considerations. It is often necessary to make modifications to cultural landscapes so that they will be in compliance with current accessibility code requirements. Accessibility to certain cultural landscapes is required by three specific Federal laws: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans With Disabilities Act of 1990. Federal rules, regulations and standards have been developed which provide guidance on how to accomplish access to historic areas for people with disabilities. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining features. The goal is to provide the highest level of access with the lowest level of impact on the integrity of the landscape.

Health and Safety Considerations. In undertaking work on cultural landscapes, it is necessary to consider the impact that meeting current health and safety codes (for example, public health, life safety, fire safety, electrical, seismic, structural, and building codes) will have on character-defining features. For example, upgrading utility service, storm or sewer drainage systems requires trenching which can disturb soils, plants and archeological resources. Special coordination with the responsible code officials at the state, county, or municipal level may be required. Securing required permits and licenses is best

To comply with the ADA, an accessibility solution was provided for at San Francisco's City Hall. The design preserves the historic hedge along the building foundation, and conceals the new ramp behind a new hedgerow. When viewing the main building elevation, the symmetry of the facade and its foundation planting have been preserved. (author, 1993)

These unique historic lightposts at a small park in Sausalito, California, have been preserved. An integral part of the project work included a code-required upgrade and improvement of the fixtures for energy efficiency. (author, 1993)

accomplished early in project planning work. It is often necessary to look beyond the "letter" of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance.

■ ***Environmental Protection Requirements.*** Many cultural landscapes are affected by requirements that address environmental issues. Legislation at the federal, state and municipal level have established rules and regulations for dealing with a variety of natural resources – including water, air, soil and wildlife. Work predicated on such legislation must be carefully planned and undertaken so that it does not result in the loss of a landscape's character-defining features. Securing required permits and licenses should be considered early in project work, and special efforts should be made to coordinate with public agencies responsible for overseeing specific environmental concerns.

■ ***Energy Efficiency.*** Some features of a cultural landscape, such as buildings, structures, vegetation and furnishings, can play an energy-conserving role. Therefore, prior to undertaking project work to achieve greater energy efficiency, the first step should always be to identify and evaluate existing historic features to assess their inherent energy conserving potential. If it is determined that such work is appropriate, then it needs to be carried out with particular care to insure that the landscape's historic character is retained.

Using the Standards and Guidelines for the Treatment of Cultural Landscapes

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* are designed to be applied to *all* historic resource types included in the National Register of Historic Places–buildings, sites, structures, landscapes, districts, and objects. *The Guidelines for the Treatment of Cultural Landscapes* apply to a *specific* resource type: landscapes.

The *Guidelines* have been prepared to assist in applying the Standards to all project work involving the treatment of cultural landscapes; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified cultural landscape preservation professionals be obtained early in the planning stage of the project. Such professionals may have expertise in landscape architecture, landscape history, landscape archeology (ex. pollen analysis), forestry, horticulture (ex. pomology, natural resources, archeology, architecture, engineering (e.g. civil, structural, mechanical, traffic), cultural geography, wildlife, ecology, ethnography, interpretation, material and object conservation, landscape maintenance and management or other related fields. Historians are generally part of the specialized team, and bring expertise in the history of landscape architecture, architecture, art, industry, agriculture, society, etc. Project teams are often directed by a landscape architect with specific expertise in landscape preservation. This is not to say that all cultural landscape projects require a team representing all of these disciplines. It is recommended that professionals in disciplines relevant to the landscapes' inherent features be represented.

The *Guidelines* apply to cultural landscapes of all types, sizes, and materials. The *Guidelines* begin with an overview and description of the larger organizational elements of the landscape (spatial organization and land patterns), followed by those individual features (topography, vegetation, circulation, water features, structures, buildings, furnishings, and objects) that may contribute to the landscape's historic character. A graphic symbol has been assigned to each of these organizational elements and character-defining features to allow the reader to readily locate a feature at a glance. (See pages 18-19)

Each of the four sections of this publication is devoted to one of the four treatments: preservation, rehabilitation, restoration, and reconstruction. Each section contains one set of standards and accompanying guidelines that can be used throughout the course of a project. The four sections begin with a definition of the treatment, followed by the treatment standards, and a brief explanation of the philosophical framework from which to make educated treatment decisions. The distinct goals that comprise each treatment standard, (for example, "Identify, Retain and Preserve Historic Materials,") are first discussed in narrative form, and are then amplified in parallel "**Recommended**" and "**Not Recommended**" examples that follow. The sections are illustrated by case-study examples of project work, which include before and after photographs, historic documentation, plans, sections, perspectives and other illustrative materials.

The actions and techniques that are consistent with the Secretary of the Interior's "Standards for the Treatment of Historic Properties" are listed in the "**Recommended**" column on the left; those which are inconsistent with the Standards are listed in the "**Not Recommended**" column on the right. These examples serve to illustrate a variety of applications to project work, not every possible alternative can be included. Therefore, the *Standards and Guidelines* narrative introducing each section should be used as a model process to follow when considering and evaluating a particular cultural landscape and its potential compatibility with a particular treatment.

Finally, the publication concludes with two appendices. The first contains an annotated bibliography of selected readings in the areas of preservation planning and treatment. The second provides a directory of national organizations that can assist in the protection of cultural landscapes.

GSBS

Organization of the Guidelines

Cultural landscapes are composed of a collection of features which are *organized in space*. They include small-scale features such as individual fountains or statuary, as well as patterns of fields and forest which define the spatial character of the landscape. Individual features in the landscape should never be viewed in isolation, but in relationship to the landscape as a whole. Each situation may vary, and some features may often be more important than others. For example, circulation may be an important historic element in one landscape, while in another it may have little if any significance.

Overall, it is the arrangement and the interrelationship of these character-defining features as they existed during the period of significance that is most critical to consider prior to treatment. As such, landscape features should always be assessed as they relate to the property as a whole. Thus, spatial organization and land patterns are always listed first in each section of the Guidelines.

Organizational Elements of the Landscape

Spatial Organization and Land Patterns refers to 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. Both the functional and visual relationship between spaces is integral to the historic character of a property. In addition, it is important to recognize that spatial relationships may change over time due to a variety of factors, including: environmental impacts (e.g. drought, flood), plant growth and succession, and changes in land use or technology.

Character-Defining Features of the Landscape

There are many character-defining features that collectively contribute to the historic character of a cultural landscape. These are as follows:

Topography, the shape of the ground plane and its height or depth, is a character-defining feature of the landscape. Topography may occur naturally or as a result of human manipulation. For example, topographic features may contribute to the creation of outdoor spaces, serve a functional purpose, or provide visual interest.

Vegetation features may be individual plants, as in the case of a specimen tree, or groups of plants such as a hedge, allee, agricultural field, planting bed, or a naturally occurring plant community or habitat. Vegetation includes evergreen or deciduous trees, shrubs, and ground covers, and both woody and herbaceous plants. Vegetation may derive its significance from historical associations, horticultural or genetic value, or aesthetic or functional qualities. It is a primary dynamic component of the landscape's character; therefore, the treatment of cultural landscapes must recognize the continual process of germination, growth, seasonal change, aging, decay, and death of plants. The character of individual plants is derived from habit, form, color, texture, bloom, fruit, fragrance, scale and context.

Circulation features may include, roads, parkways, drives, trails, walks, paths, parking areas, and canals. Such features may occur individually or be linked to form networks or systems. The character of circulation features is defined by factors such as alignment, width, surface and edge treatment, grade, materials, and infrastructure.

Water features may be aesthetic as well as functional components of the landscape. They may be linked to the natural hydrologic system or may be fed artificially, their associated water supply, drainage, and mechanical systems are important components. Water features include fountains, pools, cascades, irrigation systems, ponds, lakes, streams, and aqueducts. The characteristics of water features

and reflective qualities; and associated plant and animal life, as well as water quality. Special consideration may be required due to the seasonal changes in water such as variations in water table, precipitation, and freezing.

Structures, site furnishings, and objects may contribute to a landscape's significance and historic character. Structures are non-habitable, constructed features, unlike buildings which have walls and roofs and are generally habitable. Structures may be significant individually or they may simply contribute to the historic character of the landscape. They may include walls, terraces, arbors, gazebos, follies, tennis courts, playground equipment, greenhouses, cold frames, steps, bridges, and dams. The placement and arrangement of buildings and structures are important to the character of the landscape; these guidelines emphasize the relationship between buildings, structures, and other features which comprise the historic landscape. For additional and specific guidance related to the treatment of historic buildings, please consult the *Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

Site furnishings and objects generally are small-scale elements in the landscape that may be functional, decorative, or both. They can include benches, lights, signs, drinking fountains, trash receptacles, fences, tree grates, clocks, flagpoles, sculpture, monuments, memorials, planters, and urns. They may be movable, used seasonally, or permanently installed. Site furnishings and objects occur as singular items, in groups of similar or identical features, or as part of a system (e.g. signage). They may be designed or built for a specific site, available through a catalog, or created as vernacular pieces associated with a particular region or cultural group. They may be significant in their own right, for example, as works of art or as the work of an important designer.

Standards for Preservation & Guidelines for Preserving Cultural Landscapes

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for preservation should be developed.

Standards for Preservation

Preservation *is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration necessitates repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

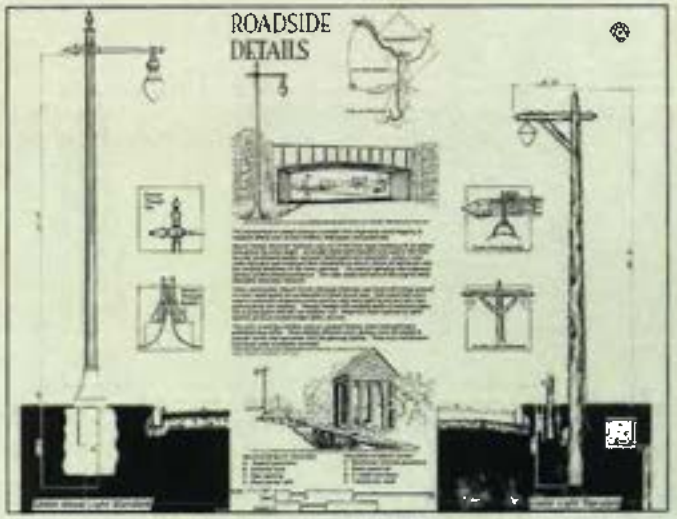
Introduction

In **Preservation**, the options for replacement are limited. The expressed goal of the **Standards for Preservation** and **Guidelines for Preserving Cultural Landscapes** is retention of the landscape's existing form, features and materials, provided that such actions will not result in a degraded landscape condition or threaten historic resources.

Preservation treatments may be as simple as basic maintenance of existing materials and features, such as the upkeep of a pedestrian path with a topcoat of crushed shells, or may be more involved, for example, preparing a cultural landscape report, undertaking laboratory testing (e.g. pollen analysis to identify past uses of the property, or hiring conservators to perform sensitive work (e.g. repointing a serpentine garden wall). In all cases, protection, maintenance, and repair are emphasized, while replacement is minimized.

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment ***Preservation*** begins with recommendations to identify the form and detailing of those features and materials that are important to the landscape's historic character and which must be retained in order to preserve that character. Therefore, guidance on ***identifying, retaining, and preserving*** character-defining features is always given first. The character of a cultural landscape is defined by its spatial organization and land patterns; features such as topography, vegetation, and circulation; and materials, such as an embedded aggregate pavement.



Historic road details were inventoried and documented along the George Washington Memorial Parkway where two light standards were used: an ornate metal post for more formally landscaped areas between Washington, D.C. and Alexandria, Virginia, while a rustic cedar post was employed from Alexandria to Mount Vernon to harmonize with its setting. (NARE, 1994)

Stabilize and Protect Deteriorated Historic Features and Materials as a Preliminary Measure

Features within a cultural landscape may need to be stabilized or protected through preliminary measures until additional work can be undertaken. Stabilization may include structural reinforcement of a rustic pergola, caulking of a tree, weatherization of a wooden garden bench, or correcting unsafe conditions. This work should always be carried out in such a manner that it detracts as little as possible from the cultural landscape's appearance. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment *Preservation*; it is equally applicable, if circumstances warrant, for the other treatments. Protection generally involves the least degree of intervention and is preparatory to other work. Such actions would include the installation of temporary fencing around significant plant materials or the electrical grounding of a tree.

To preserve a century-old oak, a stabilization rod (see left side of photo) was applied to a limb that overhangs a pedestrian walk at the Alamo, San Antonio, Texas. (author, 1993)

Taro patches are small hand-cultivated ponds, usually established as separate properties at the time of the Great Mahele or land division in the 1850s. In 1994, in an effort to protect this declining land use, the County of Maui, Hawaii, passed an ordinance granting tax relief to properties in taro production. (author, 1995)

Maintain Historic Features and Materials

After identifying, protecting and stabilizing those features and materials that are important and must be retained, *maintaining* them becomes important. For example, maintenance includes treatments such as removing rust from an iron light standard, repointing a stone footbridge, re-application of protective coatings on a wooden patio deck; pruning to maintain the form of a hedge (see opposite); monitoring the age, health and vigor of plant materials; or the cyclical cleaning of drainage inlets. As a foundation for these decisions, an overall evaluation of a cultural landscape's existing conditions should always begin at this level.

At the Irwin-Miller House, Columbus, Indiana, the integrity of the original design by landscape architect Dan Kiley has been preserved by respecting the original design intent and maintaining the height of the hedges at 9'-6". (author, 1995)

A couple with a modern concession permit maintains some active fishing as a former family-owned operation, the Hollantson Brothers Fishery in Apostle Islands National Seashore, Wisconsin. (courtesy NPS)

● **Repair (Stabilize, Consolidate and Conserve) Historic Features and Materials**

When the existing conditions of character-defining features and materials requires additional work, their repair is recommended. *Preservation* strives to retain the maximum amount of existing materials and features while utilizing as little new material as possible. Consequently, guidance for repairing a historic feature, such as vegetation, begins with the least degree of intervention possible, such as pruning a tree to lighten its canopy (see opposite); or, in some cases, pruning back a shrub to the ground to encourage vigorous and healthy new growth. Similarly, within the treatment *Preservation*, portions of a historical structural system could be reinforced using contemporary materials. A capstone on a retaining wall, or a board in a wooden walkway, may be repaired with contemporary replacement parts. In all cases, work should be non-destructive, physically and visually compatible, and documented for future research.

This character-defining avenue of oaks at Forsyth Park, Savannah, Georgia, have been pruned to lighten their canopy, thus providing protection from severe storms. (author, 1995)

● **Limited Replacement in Kind of Extensively Deteriorated Portions of Historic Features**

If repair by retention of an entire historic feature and/or its historic materials proves impossible, the next level of intervention involves the *limited replacement in kind* of portions of historic features when there are surviving prototypes. For example, this might involve replacing dead shrubs in a bank planting with same-genus, species/variety shrubs; or, replacing missing fence members to match surviving components. The replacement material should match the historic both physically and visually. In all cases, substitute materials are not appropriate in the treatment *Preservation*. However, exceptions would include hidden structural reinforcement, new mechanical system components (ex. adding irrigation), and the lack of availability or hazardous nature of original materials. For example, when matching plant materials are no longer commercially available, may not be hardy to a region, or are highly disease prone, substitute plants may be recommended. In these cases, it is important that all new

Castings were made to replace a limited number of cast boats along the perimeter fence of Lafayette Square, St. Louis, Missouri. (author, 1994)

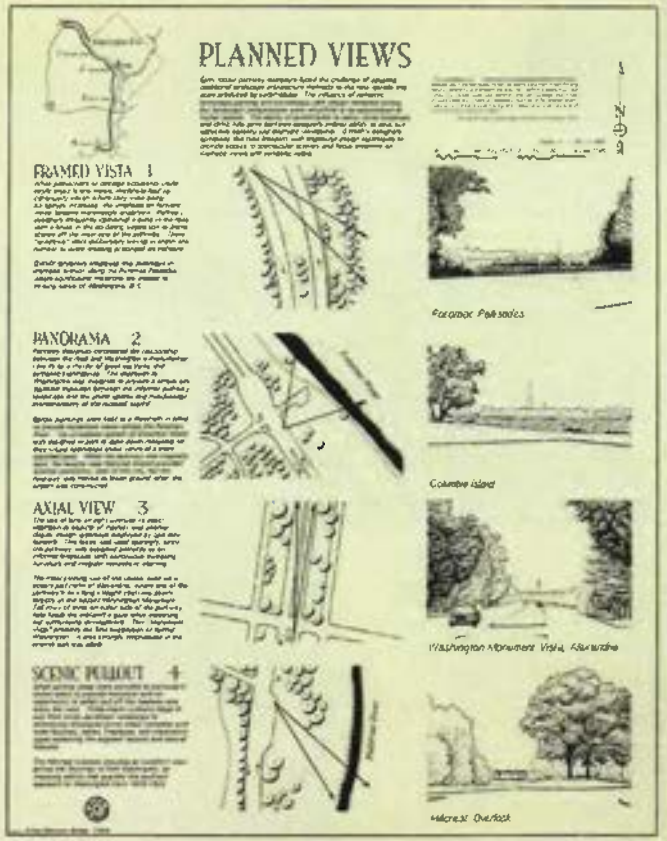
material be non-destructive, identified, and properly documented for future research. Generally, in *Preservation*, substitute materials should be avoided, unless in-kind replacement is not possible.

● **Accessibility Considerations/Health and Safety Considerations/Environmental Considerations and Energy Efficiency**

These sections of the Preservation guidance address work done to meet accessibility requirements; health and safety code; environmental requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the landscape's character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

This easily-reversible accessibility solution has been installed at Mission San Jose, San Antonio, Texas. (author, 1994)

Guidelines for Preserving Cultural Landscapes



Early parkway designers faced the challenge of adapting traditional landscape architecture methods to the new speeds and scale demanded by automobiles. The identification and protection of historic planned views along the George Washington Memorial Parkway is an integral part of the parkway documentation project. (NASS, 1994)

SPATIAL ORGANIZATION AND LAND PATTERNS
Identify, Retain, and Preserve Historic Materials and Features

Recommended	Not Recommended
Identifying, retaining and preserving the existing spatial organization and land patterns of the landscape as they have evolved over time. Prior to beginning project work, documenting all features which define these relationships. This includes the size, configuration, proportion and relationship of component landscapes; the relationship of features to component landscapes; and the component landscapes themselves, such as a terrace garden, a farmyard, or forest-to-field patterns.	Undertaking project work without understanding the effect on existing spatial organization and land patterns. For example, constructing a new structure without researching a property's agricultural and development history which may have created new spatial divisions.

Stabilize and Protect Deteriorated Historic Materials and Features as a Preliminary Measure

Stabilizing deteriorated features that define spatial organization and land patterns, such as a deteriorating structure that separates a courtyard garden and a kitchen garden; a hedgerow along a farm's perimeter which has an insect infestation; or a collapsing dry stone wall along a scenic parkway.	Failing to undertake stabilization measures for deteriorating or fragile features, such as a cluster of farm outbuildings or an industrial complex, causing the loss of spatial definition and land patterns.
Protecting spatial organization and land patterns that extend beyond a landscape. Utilizing preservation tools such as acquisition, zoning, scenic and conservation easements.	Allowing spatial organization and land patterns to be altered through incompatible development or neglect.

The addition of this war memorial to the Civic Center in downtown Denver, Colorado, compromised the character-defining visual and spatial relationships of E. H. Bellour's 1924 design for the plaza. (author, 1993)

Maintain Historic Features and Materials

Maintaining spatial organization and land patterns by non-destructive methods in daily, seasonal and cyclical tasks. For example, maintaining topography, vegetation and structures which define individual spaces or the overall pattern of the cultural landscape.	Failing to undertake preventive maintenance such as keeping volunteer trees and forest growth from spreading into open fields or meadows. Utilizing maintenance methods which destroy or obscure the landscape's spatial organization and land patterns.

Repair Historic Features and Materials

Repairing spatial organization and land patterns by use of non-destructive methods and materials when additional work is required. For example, repairing structures, reclaiming open space from woody plant intrusion, or replanting vegetation to recapture the individual spaces or overall patterns of the cultural landscape.	Failing to undertake necessary repairs or remedial action, resulting in the loss of spatial organization and land patterns. Replacing a feature that defines spatial organization and land patterns when repair is possible.

When historic land uses cannot be continued, maintenance practices, such as mowing or prescribed burns, may be used to prevent the succession of old fields. This image depicts the results of such a cyclical maintenance action at Antietam. (NPS, 1996)

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Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

Replacing in-kind deteriorating or missing parts of significant features that define spatial organization and land patterns. For example, replacing leaching tanks which define the interior spaces of a mining complex.

Failing to undertake the necessary in-kind replacements which may compromise the spatial organization and land patterns.

TOPOGRAPHY

Identify, Retain, and Preserve Historic Features and Materials

Recommended

Identifying, retaining and preserving existing topography. Documenting topographic variation prior to project work, including shape, slope, elevation, aspect, and contour. For example, preparing a topographic survey.

Evaluating and understanding the evolution of a landscape's topography over time. Using archival resources such as plans and aerial photographs or, in their absence, archeological analysis techniques, to understand the historic topography.

Not Recommended

Executing project work that impacts topography without undertaking a topographic survey.

Executing project work without understanding its impact on historic topographic resources, such as watershed systems.

The landscape at Drayton Hall in Charleston, South Carolina, reflects seven generations of family ownership. This circular topographic addition along the approach road has been preserved. Future research is now underway to understand its date of introduction and the design intent (author, 1994).

Stabilize and Protect Deteriorated Historic Features and Materials as a Preliminary Measure

Stabilizing and protecting topography in a manner that is appropriate to the character of the landform. For example, installing a temporary protective textile over an eroding slope or restricting access to fragile earthworks.

Allowing unstable topographic conditions to deteriorate without intervention. For example, permitting pedestrian access to further degrade threatened landforms.

Maintain Historic Features and Materials

Maintaining historic topography by use of non-destructive methods and daily, seasonal, and cyclical tasks. This may include cleaning drainage systems, mowing vegetative cover or managing groundhogs.

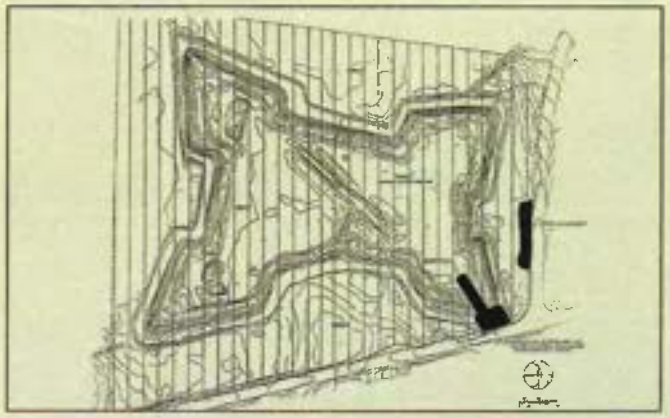
Failing to undertake preventive maintenance.

Utilizing maintenance methods which destroy or degrade topography, such as using heavily weighted equipment on steep or vulnerable slopes.

Repair Historic Features and Materials

Repair declining topographic features. For example, re-excavating a silted swale through appropriate regrading or re-establishing an eroding terrace.

Destroying the shape, slope, elevation aspect, or contour of topography when repair is possible.



To stabilize the earthworks at Fort Fisher in Pittsburg, North Carolina, access has now been restricted to the fragile fort. A parking lot and trench area have been removed (see black areas) and stormwater runoff from local roads have been redirected. (NPS, 1989)

Limited Replacement in Kind of Extensively Deteriorated Portions of Historic Features

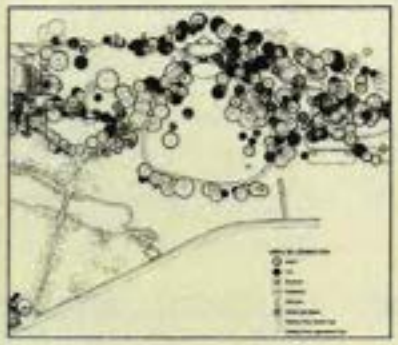
Utilizing a replacement material that does not match the historic material when the historic material is available. For example, using asphaltic materials to fill in natural sink holes in a turfed or soil area.

Replacing in-kind topographic features where there is extensive deterioration and damage. For example, minor filling and soil rejuvenation in areas of subsidence.

VEGETATION

Identify, Retain, and Preserve Historic Features and Materials

Recommended	*Not Recommended*
Identifying, retaining, and preserving existing vegetation; for example, woodlands, forests, trees, shrubs, crops, meadows, planting beds, vines, and ground covers. Documenting broad cover types, genus, species, caliper, and/or size, as well as color, scale, form and texture.	Undertaking project work that impacts vegetation without executing an "existing conditions" survey of plant materials.
Evaluating the condition and determining the age of vegetation prior to project work. For example, tree coring to determine age.	Undertaking work without understanding the significance of vegetation. For example, removing roadside trees for utility installations or indiscriminate clearing of vegetation.



To provide a basis for later treatment decisions, the existing vegetation within the core area of the Vanderbilt Mansion National Historic Site in Hyde Park, New York, have been inventoried and analyzed. This plan illustrates change in the specimen tree canopy from 1938-1997. For example, lost trees are shown with a black circle, while trees that were introduced are depicted with an "+." (LANDSCAPES, 1998)

A large Osage orange (Maclura pomifera) at the Arkansas Post National Memorial needs to be cored to establish its age. (courtesy NPS)

Retaining and perpetuating vegetation through propagation using methods such as seed collection and genetic stock cuttings from existing plants to preserve the gene pool.

Failing to propagate vegetation from extant genetic stock, when few or no known sources of replacement are available.

Stabilize and Protect Deteriorated Historic Features and Materials as a Preliminary Measure

Stabilizing vegetation by staking, cabling, reinforcing, or other appropriate methods. For example, cabling a tree or limb to protect it against breakage from wind, ice, snow, or age.

Failing to stabilize threatened vegetation. For example, permitting the effects of severe weather conditions to damage or destroy vulnerable plant materials.

Stabilizing vegetation that serves to protect historic or archeological resources.

Removing vegetation from earthworks with subsurface archeological resources or removing large trees that shield marble burial markers from the effects of acid rain.

Protecting vegetation by controlling invasive or inappropriate volunteer plant materials. For example, utilizing mechanized removal, pruning, or approved herbicides.

Allowing invasive vegetation to thrive, leading to the damage and demise of historic vegetation.

Protecting below-ground root systems from soil compaction or protecting tree trunks and limbs from damage by equipment such as mowers, weed wackers and plows.

Failing to provide adequate barriers or alternative routes to protect significant vegetation from pedestrian, vehicular and heavy equipment traffic.

Maintain Historic Materials and Features

Maintaining historic vegetation by use of non-destructive methods and daily, seasonal, and cyclical tasks. This may include spring fertilizing, winter mulching or mowing an open field after it has gone to seed.

Failing to undertake preventive maintenance of vegetation.

Utilizing maintenance practices which respect habit, form, bloom, fruit and color.

Utilizing maintenance practices and techniques that fail to recognize the uniqueness of individual plant materials. For example, rotating crops on an inappropriate schedule, or pruning plants which should be left "natural" into "shapes."

Utilizing historic horticultural and agricultural maintenance practices when those techniques are critical to preserving the historic character of the vegetation. For example, utilizing a specific mowing pattern at a country estate.

Employing modern practices when traditional or historic can be used. For example, using a modern textile to control weed growth when a natural material that was used historically is available.

Rejuvenating vegetation by corrective pruning, deep root watering or fertilizing, aerating soil, and/or grafting onto historic genetic stock.

Replacing or destroying vegetation when rejuvenation is possible. For example, removing a deformed and damaged plant when corrective pruning may be employed.

Preservation principles in the Standards have parallels world wide. This tree in a public park in Warsaw, Poland, (top left) was protected and stabilized following a recent storm. (author, 1994) Pampas grass, as depicted in this 1858 engraving, (top center) was often used as a bedding plant. Along the monumental core in Washington, D.C., some of the beds have been replaced in-kind (top right) as a result of their easy availability in the nursery trade.

Stabilize and Protect Deteriorated Historic Features and Materials as a Preliminary Measure

Stabilizing and protecting circulation features by temporary shoring methods until more permanent methods can be undertaken. For example, installing a temporary timber retaining wall or gabions to halt erosion until a permanent solution can be determined.

Failing to provide stabilization to circulation features. For example, allowing erosion from an unstable slope to cover a drive, ultimately resulting in a new alignment.

Protecting circulation features and materials by monitoring use. For example, restricting access to a prehistoric trail during periods of peak rainfall, or restricting high speed traffic from a leisure drive or parkway.

Failing to control the volume and intensity of use on circulation systems that results in damage or loss of features or materials. For example, allowing heavy loads on a historic trail.

Limited Replacement in Kind of Historic Features

Replacing in-kind a single plant or an entire plant grouping when the vegetation is too deteriorated or damaged to be saved. For example, infilling an individual plant in a windbreak, or perennials in a border, with historically appropriate plant materials.

Replacing vegetation that is beyond repair with new material when the historic plant is available.

As part of a preservation project, the roads around Boston's Jamaica Pond Park were repaired and resurfaced. A loose, crushed stone surface material (an embedded aggregate) was rolled into the asphalt surface, thus allowing for upgraded uses such as jogging, biking and snow removal, while retaining the historic character. (FLONHS and author, 1990)

CIRCULATION

Identify, Retain, and Preserve Historic Features and Materials

Recommended	*Not Recommended*
Identifying, retaining, and preserving the existing circulation systems prior to project work. All circulation features should be documented, from small paths and walks to larger transportation corridors such as parkways, highways, railroads and canals, as well as alignment, surface and edge treatment, width, grade, materials and infrastructure.	Executing project work that impacts circulation systems without undertaking an 'existing conditions' survey.
Evaluating the existing condition and determining the age of circulation systems. For example, utilizing aerial photographs and historic maps to date the introduction of carriage roads in an expanding rural cemetery.	Undertaking work without understanding the importance of circulation systems. For example, closing off historic roads and removing others, thus altering the historic circulation patterns in a fishing village.

Maintain Historic Materials and Features

Maintaining circulation systems through non-destructive methods in daily, seasonal and cyclical tasks. This may include hand raking, top dressing, or rolling surface materials.	Failing to undertake preventive maintenance of circulation features and materials. For example, using a snow plow across a coarse textured pavement.
	Using materials such as salts and chemicals that can hasten the deterioration of surface treatments.
Utilizing maintenance practices that respect infrastructure. For example, cleaning out debris from drainage systems.	Allowing infrastructure to become dysfunctional. For example, permitting a failed drainage system to contribute to the degradation and loss of associated road surface.

Repair Historic Materials and Features

Repairing surface treatment materials and edges. For example, by applying a traditional material to a stabilized subsurface base or patching a railroad corridor retaining wall.	Replacing or destroying circulation features and materials when repair is possible. For example, removing damaged curbing that could be repaired during a road repaving project.

Limited Replacement in Kind of Extensively Deteriorated Portions of Historic Features

Replacing in-kind circulation features or materials when they are too deteriorated or damaged to be repaired. For example, replacing a worn cinder path with a new material that matches the old in composition, design, color and texture.	Removing circulation features that are beyond repair when the historic feature or material is available. For example, installing new drainage inlets when the historic prototype survives.

In the 1980s, Star Lake in Lower Onondaga Park in Syracuse, New York, was filled in without undertaking any research or analysis. The loss of this character-defining feature significantly altered the park's spatial relationships. (Onondaga County Historical Society and author, 1983)

GSBS

WATER FEATURES

Identify, Retain, and Preserve Historic Features and Materials

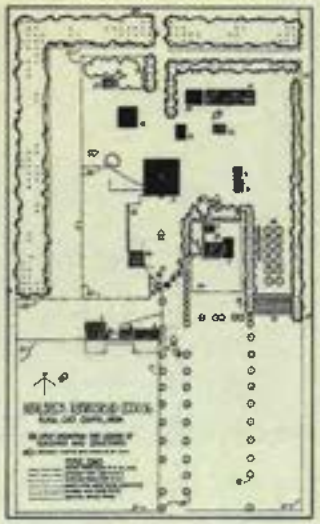
Recommended	Not Recommended
Identifying, retaining and preserving existing water features and water sources such as retention ponds, pools, and fountains. Documenting shape, edge and bottom condition/material; water level, movement, sound and reflective qualities; and associated plants and animal life and water quality prior to work.	Undertaking project work that impacts water features or hydrology, without undertaking an "existing conditions" survey. For example, filling in a pool that provides habitat for rare or endangered wildlife.
Evaluating the condition and, where applicable the evolution of water features over time. For example, assessing water quality and/or utilizing archeological techniques to determine the changing path of a watercourse.	Executing project work without understanding its impact on water features. For example, placing a section of stream in a culvert or channel.

Stabilize and Protect Deteriorated Historic Features and Materials as a Preliminary Measure

Stabilizing water features by consolidating or reinforcing the form, bottom, or edge treatments. For example, bracing a slipped spill rock in a cascade.	Failing to stabilize threatened water features. For example, permitting pedestrian access to further degrade threatened embankments.
Protecting water features by controlling inappropriate volunteer plant materials. For example, cleaning a pond by removing invasive plant materials.	Allowing invasive vegetation to thrive, leading to radical changes in water quality.
Protecting water features from hazardous or toxic materials. For example, limiting agricultural fertilizers to minimize their impact on associated streams.	Failing to protect water features from point source, or runoff pollutants, toxins or wastes.

Maintain Historic Features and Materials

Maintaining water features by use of non-destructive methods and daily, seasonal, and cyclical tasks. For example, cleaning leaf litter or mineral deposits from drainage inlets or outlets.	Failing to undertake preventive maintenance to water features. Utilizing maintenance methods which destroy or degrade water features, such as heavily weighted equipment in the base of a pond, thus destroying its fragile lining.
Maintaining a water feature's mechanical, plumbing and electrical systems to insure appropriate depth of water or direction of flow. For example, routinely greasing and lubricating gate mechanisms in a canal lock.	Allowing mechanical systems to fall into a state of disrepair, resulting in changes to the water feature. For example, failing to maintain a fountain's plumbing, thus altering its spray.



The integrity of this historic irrigation system in San Antonio, Texas, [above] has been preserved by keeping it clean of leaf litter and mineral deposits. (author, 1992) The plan for the Kehlbeck Farmstead in Cass County, Nebraska, [right] illustrates a well-planned and aesthetically arranged general farm complex of the twentieth century. Note the varied graphic techniques used to identify and document a variety of fence types. (National Register Files)

Repair Historic Features and Materials

Repairing water features by reinforcing materials or augmenting mechanical systems. For example, patching a crack in an irrigation ditch or repairing a failed pump mechanism.	Replacing or removing features or systems when repair is possible. For example, abandoning an irrigation system that could be repaired.

Limited Replacement in Kind of Extensively Deteriorated Portions of Historic Features

Replacing in kind a portion of a water feature when it is too deteriorated or damaged to be repaired. For example, installing coping stones in limited areas that match the old in composition, design, color and texture.	Replacing portions of water features using a new material when the historic material is available.

PRESERVATION

STRUCTURES, FURNISHINGS AND OBJECTS

Identify, Retain, and Preserve Historic Materials and Features

Identifying, retaining and preserving existing structures, furnishings and objects prior to project work—including gazebos and bridges, playground equipment and drinking fountains, benches, lights, statuary and troughs. Documenting the relationship of these features to each other, their surrounds, and their material compositions.

Undertaking project work that impacts structures, furnishings, and objects without undertaking an "existing conditions" survey. For example removing historic roadside

Evaluating the condition and determining the age of structures, furnishings and objects. For example, utilizing Historic Structure Reports and historic aerial photographs to understand the relationship of barns, windmills, silos and water troughs in a ranch compound or the placement of light standards and benches along park paths.

Undertaking work without understanding the significance of structures, furnishings and objects. For example, removing a pergola that defines a courtyard, or fence posts that delineate the limits of a horse farm.

Retaining the historic relationships between the landscape and its buildings, structures, furnishings and objects.

Removing or relocating buildings, structures, furnishings and objects, thus destroying or diminishing the historic relationship between the landscape and these features. For example, taking down an estate's greenhouse, or removing a stone milemarker from a historic road.

Stabilize and Protect Deteriorated Historic Materials and Features as a Preliminary Measure

Stabilizing structures, furnishings and objects by reinforcement or consolidation of their features or materials. For example, reinforcing a roof member of a bandshell or using an epoxy consolidant on a spalling masonry bench.

Failing to stabilize threatened structures, furnishings and objects. For example, permitting the effects of severe weather to damage or destroy vulnerable features.

Protecting the features and materials of structures, furnishings and objects. For example, installing a fence around a deteriorating pumping station or placing a temporary shelter or box over a garden ornament in winter.

Allowing vulnerable structures, furnishings and objects to remain unprotected. For example, failing to secure doors and windows of an abandoned boathouse, thus permitting vandalism or looting.

Maintain Historic Features and Materials

Maintaining structures, furnishings and objects by use of non-destructive methods and daily, cyclical and seasonal tasks. This may include cleaning, limited paint removal, or re-application of protective coating systems.

Failing to undertake preventive maintenance for structures, furnishings and objects resulting in their damage or loss. For example, failing to remove rust from an iron boot scraper which leads to its deterioration.

Utilizing maintenance practices and materials that are harsh, abrasive, or unproven. For example, using grit blasting on wood, brick, or soft stone, or using harsh chemicals on masonry or metals.

Top: [illegible]

Repair Historic Features and Materials

Repairing features and materials of structures, furnishings and objects by reinforcing historic materials. For example, returning the mechanism of a windmill to good working order or straightening bent wrought iron fencing.

Replacing or destroying a feature of structures, furnishings or objects when repair is possible. For example, replacing a pavilion's tile roof with asphalt shingles or removing a broken historic light fixture rather than rewiring it.

Limited Replacement In-Kind of Extensively Deteriorated Portions of Historic Features

Replacing in-kind a feature of a building, structure, furnishing or object when it is too deteriorated to repair. New materials should match the old in composition, design, color and texture. For example, replacing broken wooden fence or bench slats, clapboards or shingles, window parts, or deck timbers in-kind.

Removing or replacing features of buildings, structures, furnishings or objects with new material when historic materials are available. For example, demolishing an ice house rather than re-roofing it, or failing to save and reattach the original portion of a stone statue, using a concrete replacement instead.

Adding "period"-looking buildings, structures, furnishings and objects.

Many of the stones from the Island Bridge along Boston's Riverway had fallen into the Muddy River below. As part of the preservation work, these stones were retrieved from the water and reused, in addition to several new stones that were cut to order to replace in-kind those that were lost. (Author, 1986, 1994)

Although the work in the following sections is quite often an important aspect of preservation projects, its is usually not part of the overall process of preserving character-defining features (maintenance, repair and limited replacement); rather, such work is assessed for its potential negative impact on the landscape's historic character. For this reason, particular care must be taken not to obscure, alter, or damage character-defining features.

To meet ADA requirements, accessibility to the Houghton Chapel at Wellesley College has been provided from a secondary entrance. The landscape in this area possessed little integrity—thus, as part of this regrading operation, the historic granite stairs were buried below and preserved in situ, below the new grade. (Carol R. Johnson Associates, Inc.)

ACCESSIBILITY CONSIDERATIONS

Recommended	*Not Recommended*
Identifying the cultural landscape's character-defining features, materials and finishes so that accessibility code-required work will not result in their damage or loss.	Undertaking code-required alterations before identifying those features, materials and finishes which are character-defining and must therefore be preserved.
Complying with barrier-free access requirements, in such a way that character-defining features, materials and finishes are preserved. For example, widening existing brick walks by adding new brick adjacent to it to achieve the desired width.	Damaging or destroying character-defining features in attempting to comply with accessibility requirements. For example, paving over historic concrete walks with blacktop.

Working with local accessibility and preservation specialists to determine the most appropriate solution to access problems which will have the least impact on character-defining features.

Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant character-defining landscape features, materials and finishes. For example, incorporating wider sidewalks only at intersections where ramps are being installed, leaving the main runs of historic sidewalks in place.

Finding solutions to meet accessibility requirements that minimize the impact on the cultural landscape. for example, retaining the original character-defining entrance steps and replacing the access ramp at a side or secondary entrance.

Altering character-defining features, materials and finishes without consulting with local accessibility and preservation specialists.

Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of character-defining landscape features, materials and finishes. For example, replacing three foot wide stone, brick or historic concrete sidewalks with new, wider concrete sidewalks.

Making modifications for accessibility without considering the impact on the cultural landscape. For example, introducing a new access element (ramp or lift) that destroys the symmetry of a formal garden.

HEALTH AND SAFETY CONSIDERATIONS

Recommended	*Not Recommended*
Identifying the cultural landscape's character-defining features, materials and finishes so that code-related work will not result in their damage or loss.	Undertaking code-required alterations before identifying those features, materials and finishes which are character-defining and must therefore be preserved.
Complying with health and safety code requirements, in such a manner that character-defining features, materials and finishes are preserved. For example, recognizing standards for the application of pesticides or herbicides.	Altering, damaging or destroying character-defining features, materials and finishes while making modifications to a cultural landscape to comply with safety codes.
Removing toxic materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.	Destroying a cultural landscape's character-defining features, materials and finishes without careful testing and without considering less invasive abatement methods.
Providing workers with appropriate personal protective equipment for hazards found in the worksite.	Removing unhealthful materials without regard to personal and environmental safety.
Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.	Making changes to cultural landscapes without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to character-defining features, materials and finishes.
Upgrading character-defining features to meet health and safety codes in a manner that assures their preservation. For example, upgrading a historic stairway without destroying character-defining hand-rails and balustrades.	Damaging or obscuring character-defining features, materials and finishes or adjacent areas in the process of doing work to meet code requirements.

Installing safety-related systems that result in the retention of character-defining features, materials, and finishes; for example, fire-suppression systems or seismic retrofits.

Applying the necessary materials to add protection to character-defining features, materials and finishes. For example, applying fire retardant, intumescent paint coatings to a deck to add thermal protection to its steel.

Adding new features to meet health and safety codes in a manner that preserves adjacent character-defining features, materials and finishes. For example, creating a fire access route along a derelict historic corridor.

Covering character-defining features with fire resistant sheathing which results in altering their visual appearance.

Using materials intended to provide additional protection, such as fire-retardant coatings, if they damage or obscure character-defining features, materials and finishes.

Radically changing, damaging or destroying character-defining features, materials and finishes when adding new code-required features.

ENVIRONMENTAL CONSIDERATIONS

Recommended	*Not Recommended*
Identifying the cultural landscape's character-defining features, materials and finishes so that environmental protection-required work will not result in their damage or loss.	Undertaking environmental protection required work before identifying character-defining features, materials and finishes which should be preserved.
Complying with environmental protection regulations in such a manner that character-defining features, materials and finishes are preserved. For example, protecting historic vegetation in which rare and endangered species nest.	Altering damaging or destroying character-defining features, materials and finishes while making modifications to a cultural landscape to comply with environmental protection regulations.
Working with environmental protection officials to investigate systems, methods, devices or technologies of equivalent or superior effectiveness to those prescribed by regulation so that unnecessary alterations can be avoided.	Making changes to cultural landscapes without first exploring equivalent environmental protection systems, methods, devices or technologies that may be less damaging to historic features, materials and finishes.
Reclaiming or re-establishing natural resources in a manner that promotes the highest degree of environmental protection, while preserving significant historic features, materials and finishes. For example, reclaiming a wetland to comply with applicable environmental regulations, while re-establishing the feature as it appeared historically. Undertaking environmental protection-required work	Making environmental protection related modifications that do not provide a reasonable balance between improved environmental conditions and the preservation of historic features, materials and finishes.

ENERGY EFFICIENCY

Recommended	*Not Recommended*
Retaining and maintaining those historic energy efficient features or parts of features of the landscape. For example, maintaining vegetation which performs passive solar energy functions.	Removing or altering those historic features or parts of features which play an energy conserving role. For example, removing a historic windbreak.
Improving energy efficiency of existing features through non-destructive means. For example, utilizing a recirculating system in a fountain rather than uncontrolled discharge to a storm system.	Replacing energy inefficient features rather than improving their energy conservation potential. For example, replacing an entire historic light standard rather than retrofitting the fixture to be more efficient.

Standards for Rehabilitation & Guidelines for Rehabilitating Cultural Landscapes

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Standards for Rehabilitation

Rehabilitation *is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

Introduction

In Rehabilitation, a cultural landscape's character-defining features and materials are protected and maintained as they are in the treatment Preservation; however, a determination is made prior to work that a greater amount of existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. The **Standards for Rehabilitation and Guidelines for Rehabilitation** allow the replacement of extensively deteriorated, damaged, or missing features using either traditional or substitute materials. For example, Rehabilitation may include replacing a crushed bluestone carriage drive with a rolled aggregate finish or replacing shaded-out understory shrubs with more shade-tolerant species. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions, for example, replacing tillage with permanent grasslands to support a new system of livestock grazing or introducing new turf management to a park's open meadows to support sports field use.

B. Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify those landscape features and materials important to the landscape's historic character and which must be retained. Therefore, guidance on ***identifying, retaining, and preserving*** character-defining features is always given first. An overall evaluation of existing conditions should always begin at this level. The character of a cultural landscape is defined by its spatial organization and land patterns; features such as topography, vegetation, and circulation, and materials, such as an embedded aggregate pavement.

When evaluating the surviving spatial organization and land patterns of battlefield lands today, it is necessary to understand historic documents, such as this map section [top right] prior to making management decisions. This documents the 1862 entrenchments lines and the routes followed by U.S. Forces under the Command of Union MG Halleck in their advance on the Confederate stronghold of Corinth, Mississippi. (NPS archive). This century-old oak [opposite] from a historic river valley has been protected for its protection with a lightening rod. (author, 1991)

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Protect and Maintain Historic Features and Materials

After identifying those materials and features that are important and must be retained in the process of *Rehabilitation* work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work; it may be accomplished through permanent or temporary measures. For example, protection includes restricting access to fragile earthworks or cabling a tree to protect against breakage. Maintenance includes daily, seasonal, and cyclical tasks, and the techniques, methods and materials used to implement them. For example, repointing a stone footbridge, pruning a hedge, or rotating crops.

Repair Historic Features and Materials

When existing conditions of character-defining materials and portions of features warrant more extensive work, *repairing* is recommended. Rehabilitation guidance for the repair of historic features and materials, such as brick pavements, masonry walls, and wire fencing, begins with the least degree of intervention possible. Such work could include regrading a section of a silted swale, aerating soil, or reclaiming a segment of meadow edge. Repairing also includes the limited replacement in kind of extensively deteriorated materials or parts of features, or replacement in kind of materials or parts of features lost due to seasonal change. Using material which matches the historic in design, color, and texture is always the preferred option; however, substitute material is acceptable if the material conveys the same visual appearance as the historic period. For example, spring replacement of annual beds; in an orchard, planting a tree of new stock that matches the historic form, and composition; or, using a spun aluminum baluster where a cast zinc member was beyond repair.

Traditional maintenance practices for the corral fences at the Hubbell Trading Post NHS [top right] in Ganado, Arizona have preserved the integrity of the wooden fencing and the dirt yards they define. This historic birch allee [opposite] at Stan Hywet Hall, Akron, Ohio, was suffering from borer infestation and lost miner. Dying trees were topped and basal sprout growth encouraged. Trees were thinned, and , when new growth matured, older trunks were removed. Original hardwood and genetic material were preserved. This work took fifteen years to realize. (Author, 1986, 1994)

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, *Rehabilitation* guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage precludes repair. Examples include replacing a farm's drought-damaged pasture or replacing a corroded cast iron fence surrounding a reservoir. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind. Because this approach may not always be technically, economically, or environmentally feasible, the use of compatible substitute materials can be considered. What ever level of replacement takes place, the historic features and materials should serve as a guide to the work.

While the *Guidelines* recommend the replacement of an entire feature that is extensively deteriorated or damaged, they never recommend removal and replacement with new material if repair is possible.

Design for the Replacement of Missing Historic Features

When an entire feature is missing, the landscape's historic character is diminished. Although accepting the loss is one possibility, where an important feature is missing, its replacement is always recommended in the *Rehabilitation* guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the landscape's historical

Where historic fences were lost, new replacement fences [top right] have been constructed based on historic photographs of nearby neighborhoods for the Martin Luther King, Jr., National Historic Site, Atlanta, Georgia (courtesy NPS). Historically, plant materials for the design of Perry's Victory and International Peace Memorial in Put-in-Bay, Ohio, [center] were re-chosen for the severe conditions. The design for replacement hedges at this waterfront location should use a hardier species than originally planted. (courtesy NPS) This former carousel in Genessee Valley Park, Rochester, New York, [opposite] has been re-used as a picnic shelter. The installation of a new restroom facility has also been required by the heavy public use of the park. The design of the latter facility is clearly new, but is inspired by earlier park shelter design. (LANDSCAPES)

appearance, then planning, designing and installing a new feature based on such information is appropriate.

A second course of action for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic landscape. The new design should always take into account the spatial organization and land patterns, features, and materials of the cultural landscape itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created. For example, replacing a set of lost granite steps with concrete steps which match the historic in location, size, scale, color and texture or replacing a mass of Eastern hemlocks with Japanese spruce.

● Alterations/Additions for the New Use

When alterations to a cultural landscape are needed to assure its continued use, it is most important that such alterations do not radically change, obscure, or destroy character-defining spatial organization and land patterns or features and materials. Alterations may include enclosing a septic system, increasing lighting [illegible], extending acceleration and deceleration lanes on parkways, or, adding new planting to screen a contemporary use or facility. Such work may also include the selective removal of features that detract from the overall historic character.

The installation of additions to a cultural landscape may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining, spatial organization and land patterns or features. If, after a thorough evaluation of alternative solutions, a new addition is still judged to be the only viable alternative, it should be planned, designed, and installed to be clearly differentiated from the character-defining features, so that these features are not radically changed, obscured, damaged, or destroyed. For example, constructing a parking lot in a secondary meadow that is enclosed by existing vegetation or

This Central Park playground has become overcrowded over time. Rather than replace the structures with standard apparatus from a catalog, the new play structures—made of traditional materials—are compatible with the park's historic character. (Central Park Conservancy)

installing contemporary trail signage that is compatible with the historic character of a landscape.

Additions and alterations to cultural landscapes are referenced within specific sections of the Rehabilitation guidelines such as Topography, Vegetation and Water Features.

● Accessibility Considerations/Health and Safety Considerations/Environmental Considerations and Energy Efficiency

These sections of the Rehabilitation guidance address work done to meet accessibility requirements; health and safety code; environmental requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the landscape's character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

The Arnold Arboretum's Hunnewell Visitor's Center in Jamaica Plain, Massachusetts was constructed in 1892. See right) Its immediate setting has changed considerably over time. [illegible] Since the existing landscape immediately surrounding the structure has little remaining integrity, the new accessibility solution has the latitude to integrate a broad program including site information, circulation, interpretation, and maintenance. The new planting design, references the original planting design principles, with a strong emphasis on form, color, and texture. The new curvilinear walks also provide a connection to the larger arboretum landscape for everyone, [illegible]

Guidelines for Rehabilitating Cultural Landscapes

GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

SPATIAL ORGANIZATION AND LAND PATTERNS

Identify, Retain, and Preserve Historic Materials and Features

Recommended	*Not Recommended*
Identifying, retaining and preserving the existing spatial organization and land patterns of the landscape as they have evolved over time. Prior to beginning project work, documenting all features which define those relationships. This includes the size, configuration, proportion and relationship of component landscapes; the relationship of features to component landscapes; and the component landscapes themselves, such as a terrace garden, a farmyard, or forest-to-field patterns.	Undertaking project work without understanding the effect on existing spatial organization and land patterns. For example, constructing a structure that creates new spatial divisions or not researching an agricultural property's development history.

Protect and Maintain Historic Features and Materials

Protecting and maintaining features that define spatial organization and land patterns by non-destructive methods in daily, seasonal and cyclical tasks. For example, maintaining topography, vegetation, and structures which comprise the overall pattern of the cultural landscape.	Allowing spatial organization and land patterns to be altered through incompatible development or neglect. Utilizing maintenance methods which destroy or obscure the landscape's spatial organization and land patterns.

Colonial Parkway was first designed in 1930-31 and developed over a period of thirty years. The historic corridor embodies modern parkway design standards with its curvilinear alignment and scenic intent. The approach used in developing the views was to frame them with native vegetation collected and planted on-site, while also maximizing the visual contact with the York and James rivers. Research and analysis findings have verified the high level of integrity of the overall design, without any significant changes to the parkway's engineering. (HABS)

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Mount Vernon's spatial organization and land patterns, both within the historic property and its geographic context, have been preserved through appropriate maintenance, management techniques and land conservation strategies. (photos by Jack Boucher for HABS)

Repair Historic Features and Materials

Repairing materials that define the spatial organization and land patterns by use of non-destructive methods and materials when additional work is required. For example, repairing structures or regenerating vegetation which comprise the individual spaces or overall patterns of the cultural landscape.

Failing to undertake necessary repairs resulting in the loss of spatial organization and land patterns.

Replacing a feature that defines spatial organization and land patterns when repair is possible.

Replace Deteriorated Historic Materials and Features

Replacing in kind an entire feature that defines spatial organization and land patterns that is too deteriorated to repair.

Removing a feature that is beyond repair and not replacing it; or, replacing it with a new feature that does not respect the spatial organization and land patterns.

Design for the Replacement of Missing Historic Features

Designing and installing new features which respect or acknowledge the historic spatial organization and land patterns. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the spatial organization and land patterns. For example, installing a new shrubplanting which defines the edge of a missing historic boundary.

Creating a false historical appearance because the replacement feature is based on insufficient historical, pictorial and physical documentation.

Introducing new features that are incompatible with the spatial organization or land patterns.

At the Hubbell Trading Post National Historic Site, Ganado, Arizona, the spatial organization and land patterns will be reinstated and the agricultural fields returned to active cultivation and forage crops. To re-establish the lost spatial relationships, apple trees along the irrigation canals will be replaced and the terraces they define will be returned to pasture grasses and haying. (Landscape Systems/Peggy Nelson)

Alterations/Additions for the New Use

Designing new features when required by the new compatible use to assure the preservation of the historic spatial organization and land patterns.	Adding a new feature that detracts from or alters the spatial organization and land patterns. For example, constructing a new farm house wing over a kitchen garden.
	Placing a new feature where it may cause damage to or be intrusive in spatial organization and land patterns. For example, inserting a new visitors center that blocks or alters a historic view or vista.
	Introducing a new feature that is visually incompatible in size, scale, design, materials, color and texture.
Removing non significant features which detract from or have altered the spatial organization and land patterns.	Removing historic features which are important in defining spatial organization and land patterns.

The significance of Waterford is conveyed in its history, topography, architecture and integrity. The relationship between people and the land, as reflected in the topography, as well as the pastoral character and integrity of the landscape, are of paramount importance when considering alterations or additions to the Village's spatial organization and land patterns. These perspectives illustrate two development plans: [bottom, not recommended], and one for limited development [opposite, recommended]. (Waterford Foundation)

TOPOGRAPHY

Identify, Retain, and Preserve Historic Features and Materials

Recommended	*Not Recommended*
Identifying, retaining and preserving the existing topography. Documenting topographic variation prior to project work, including shape, slope, elevation, aspect, and contour. For example, preparing a topographic survey.	Undertaking project work that impacts topography without undertaking a topographic survey.
Evaluating and understanding the evolution of a landscape's topography over time. Using archival resources such as plans and aerial photographs or, in their absence, archeological analysis techniques to understand the historic topography.	Executing project work without understanding its impact on historic topographic resources, for example, watershed systems.

Protect and Maintain Historic Features and Materials

Protecting and maintaining historic topography by use of non-destructive methods and daily, seasonal and cyclical tasks. This may include cleaning drainage systems or mowing vegetative cover.	Failing to undertake preventive maintenance.
	Utilizing maintenance methods which destroy or degrade topography, such as using heavily weighted equipment on steep or vulnerable slopes.

The central portion of the Ke'anae peninsula contains the most highly clustered concentration of taro "lo'i" in the area. The lo'i themselves are surrounded by convex earthen banks. These banks serve as topographic dividers between the fields as well as trails for foot traffic—one person, single file. The wider banks, some of which measure eight to ten feet, provide access for tractors and all-terrain vehicles. This plan documents old mounds that have survived in the Waikamoi Lo'i Complex. (Group 70)

Located on the southeastern corner of Boston Common, the Central Burying Ground (1756) is the fourth oldest burying ground in Boston, Massachusetts. One of its most distinguishing topographic features, a tree-standing mound tomb—the last of its kind remaining in the city—had partially collapsed. Prior to its restoration, (see page 109) further deterioration was arrested with a wooden shoring and bracing system, thus preventing its total collapse. (Boston Parks & Recreation, Historic Burying Ground Initiative)

Repair Historic Features and Materials

Repair declining topographic features. For example, re-excavating a silted swale through appropriate regrading or reestablishing an eroding agricultural terrace.

Destroying the shape, slope, elevation or contour of topography when repair is possible.

Replace Deteriorated Historic Materials and Features

Using existing physical evidence of the form and composition to reproduce a deteriorated topographic feature. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, re-establishing eroded bunkers or ramparts in a battlefield with a substitute soil mix that supports improved drainage and health and vigor of ground cover plant materials.

Removing a topographic feature that is deteriorated and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, changing stepped terracing to a curved slope.

Design for the Replacement of Missing Historic Features

Designing and installing new topographic features when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation or a new design that is compatible with the shape, slope, elevation and contour of the historic topography. For example, installing an artificial jetty to replace one lost to beach erosion.

Creating a false historical appearance because the replacement feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new topographic feature that is incompatible in shape, slope, elevation, aspect and contour.

Alterations/Additions for the New Use

Designing 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. For example, designing and installing drainage systems to protect historic topographic features.

Placing a new feature where it may cause damage, or is incompatible with historic topography. For example, failing to provide proper drainage for a new feature which results in the decline or loss of topographic features.

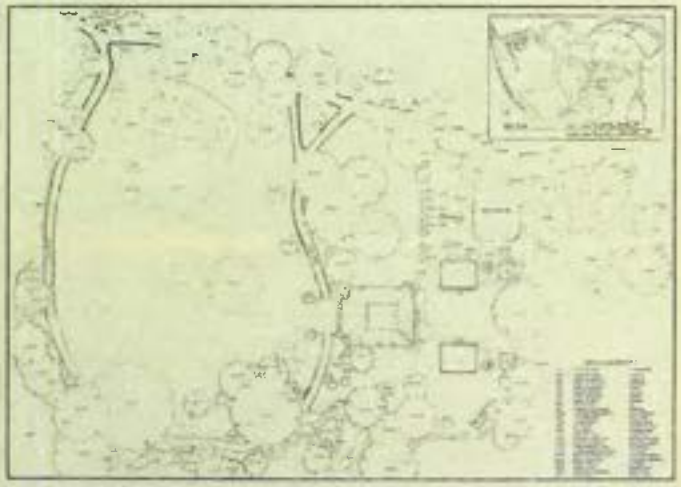
Locating a new feature in such a way that it detracts from or alters the historic topography. For example, obscuring a historic shoreline through the construction of a new breakwall.

Introducing a new feature in an appropriate location, but making it visually incompatible in terms of its size, scale, design, materials, color and texture. For example, installing berms to screen new parking, but using incongruous topographic shape and contour.

VEGETATION

Identify, Retain, and Preserve Historic Features and Materials

Recommended	Not Recommended
Identifying, retaining and preserving the existing historic vegetation prior to project work. For example, woodlands, forests, trees, shrubs, crops, meadows, planting beds, vines and ground covers. Documenting broad cover types, genus, species, caliper, and/or size, as well as color, scale, form and texture.	Undertaking project work that impacts vegetation without executing an existing conditions survey of plant material.
Evaluating the condition and determining the age of vegetation. For example, tree coring to determine age.	Undertaking project work without understanding the significance of vegetation. For example, removing roadside trees for utility installations, or indiscriminate clearing of a woodland understory.
Retaining and perpetuating vegetation through propagation of existing plants. Methods include seed collection and genetic stock cuttings from existing materials to preserve the genetic pool.	Failing to propagate vegetation from extant genetic stock, when few or no known sources or replacements are available.



The surviving woody plant materials were all documented for Melrose National Historical Park in Natchez, Mississippi. The plan for the core area of the eighty acre property documents all trees, shrubs and vines, including several sensitive trees. Two examples include the 76" red oak and the 60" live oak, both in the central parkland area. This documentation project provides a sound basis for future treatment and management decisions. (HABS)

Protect and Maintain Historic Features and Materials

Protecting and maintaining historic vegetation by use of non-destructive methods and daily, seasonal and cyclical tasks. For example, employing pruning or the careful use of herbicides on historic fruit trees.	Failing to undertake preventive maintenance of vegetation.
	Utilizing maintenance practices and techniques which are harmful to vegetation; for example, over- or under-irrigating.
Utilizing maintenance practices which respect the habit, form, color, texture, bloom, fruit, fragrance, scale and context of historic vegetation.	Utilizing maintenance practices and techniques that fail to recognize the uniqueness of individual plant materials. For example, utilizing soil amendments which may alter flower color or, poorly-timed pruning and/or application of insecticide which may alter fruit production.
Utilizing historic horticultural and agricultural maintenance practices when those techniques are critical to maintaining the historic character of the vegetation. For example, the manual removal of dead flowers to ensure continuous bloom.	Employing contemporary practices when traditional or historic can be used. For example, utilizing non-traditional harvesting practices when traditional practices are still feasible.

Irrigation and other modern turf management techniques have changed the historic character of the lawn of the CCC-era headquarters complex at Scotts Bluff National Monument, Gering, Nebraska (opposite). Trees are dying from over-watering and the manicured blue-grass lawn is distinctly different in character from its historic appearance (opposite) (NPS staff, 1995 and 1938)

Tower Grove Park in St. Louis, Missouri is a National Historic Landmark. The Victorian park, famous for its [illegible] beds, or "bedding-out," [top] had all but lost most of these areas of seasonal plant display to mown lawn for ease of maintenance [center]. More recently, these beds have been reinstated using historic photographic documentation and written accounts. The results are herbaceous beds that are of a new design that is compatible with the historic form, color, texture, scale, massing and context of the historic vegetation. [bottom] (Tower Grove Park)

Repair Historic Features and Materials

Rejuvenating historic vegetation by corrective pruning, deep root fertilizing, aerating soil, renewing seasonal plantings and/or grafting onto historic genetic root stock.

Replacing or destroying vegetation when rejuvenation is possible. For example, removing a deformed or damaged plant when corrective pruning may be employed.

Replace Deteriorated Historic Materials and Features

Using physical evidence of composition, form, and habit to replace a deteriorated, or declining, vegetation feature. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a diseased sentinel tree in a meadow with a disease resistant tree of similar type, form, shape and scale.

Removing deteriorated historic vegetation and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, a large mature, declining canopy tree with a dwarf ornamental flowering tree.

Design for the Replacement of Missing Historic Features

Designing and installing new vegetation features when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the habit, form, color, texture, bloom, fruit, fragrance, scale and context of the historic vegetation. For example, replacing a lost vineyard with more hardy stock similar to the historic.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing new replacement vegetation that is incompatible with the historic character of the landscape.

Alterations/Additions for the New Use

Designing a compatible new vegetation feature when required by the new use to assure the preservation of the historic character of the landscape. For example, designing and installing a hedge that is compatible with the historic character of the landscape to screen new construction.

Placing a new feature where it may cause damage or is incompatible with the character of the historic vegetation. For example, constructing a new building that adversely affects the root systems of historic vegetation.

Locating any new vegetation feature in such a way that it detracts from or alters the historic vegetation. For example, introducing exotic species in a landscape that was historically comprised of indigenous plants.

Introducing a new vegetation feature in an appropriate location, which is visually incompatible in terms of its habit, form, color, texture, bloom, fruit, fragrance, scale or context.

The Star Fort at the Ninety-Six Battlefield, Ninety-Six, South Carolina, was eroding from mowing operations (top). To remedy the situation native grasses were installed on the historic Revolutionary War Star Fort (bottom). The interior of the fort has been mown short to accommodate visitor access, but tall native grasses are kept longer on the earthworks to discourage visitors from walking on them and to aid in their interpretation. The difference in height of the new grasses also help to visually define the earthworks themselves. (courtesy NPS)

REHABILITATION

CIRCULATION

Identify, Retain, and Preserve Historic Features and Materials

Recommended	Not Recommended
Identifying, retaining, and preserving the existing circulation systems prior to project work. All circulation features should be documented, from small paths and walks to larger transportation corridors such as parkways, highways, railroads and canals. Documenting alignment, surface treatment, edge, grade, materials and infrastructure.	Executing project work that impacts circulation systems without undertaking an existing conditions survey.
Evaluating the existing condition and determining the age of circulation systems. For example, using aerial photographs to understand a transportation corridor's change from a two-lane route to a six-lane highway.	Undertaking work without understanding the significance of circulation systems. For example, changing road alignments and widths without a thorough evaluation of the historic road.

This modern highway, which approximates the Oregon Trail approach to Mitchell Pass, was documented as part of a recent inventory project. Although the traffic noise is intrusive, the highway allows visitors to experience movement through the landscape, an important component of the trail. (courtesy NPS)

Protect and Maintain Historic Features and Materials

Protecting and maintaining circulation systems by use of non-destructive methods in daily, seasonal and cyclical tasks. This may include hand-raking, top-dressing, or rolling surface materials.

Utilizing maintenance practices which respect infrastructure. For example, cleaning out debris from drainage systems.

Failing to undertake preventive maintenance of circulation features and materials. For example, using a snow plow across a coarse textured pavement.

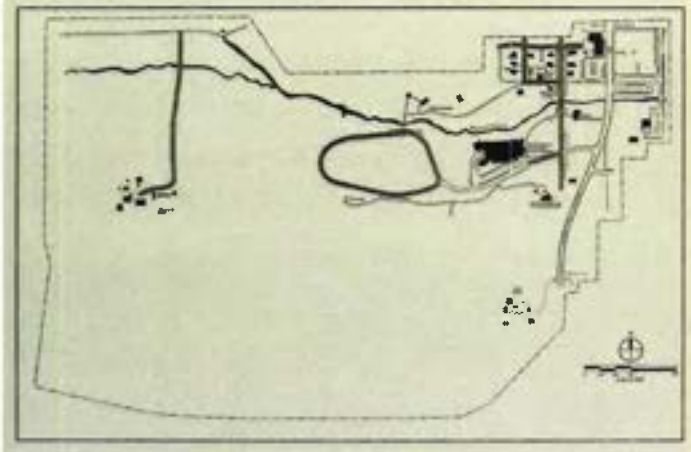
Using materials such as salts and chemicals, that can hasten the deterioration of surface treatments.

Allowing infrastructure to become dysfunctional. For example, permitting a failed drainage system to contribute to the degradation and loss of associated curbs or erosion of road shoulders.

Repair Historic Features and Materials

Repairing surface treatment, materials and edges. For example, by applying a traditional material to a stabilized subsurface base or patching a canal comfor retaining wall.

Replacing or destroying circulation features and materials when repair is possible. For example, not salvaging and reusing historic stone walk material.



At the Harriet Hoover National Historic Site in West Branch, Iowa, the integrity analysis for the landscape's circulation system revealed that a number of access that existed historically have been substantially altered or are no longer extant. For example, Downey Street (the shorter area running north-south in the center of the historic core) formerly served as the entrance road into West Branch from the South. The road was re-routed and replaced with Parkside Drive (the larger road to the east). Today, the road bed of Downey Street still converts a number of mid-to-late 19th century residences along its right-of-way. (Land and Community Associates)

A 75-mes portion of Skyline Drive at Shenandoah National Park overlooking the Blue Ridge Mountains of Virginia required the rehabilitation of a 22"-high, dry-laid stone wall (opposite). The new wall was built to a height of 27" whereas code normally requires a height of 36". The wall was constructed of precast concrete, clad with split stone and mortar joints (center). To achieve visual compatibility, recessed mortar joints were arranged in a random pattern (bottom). (courtesy NPS and Paul Daverkosen)

Replace Deteriorated Historic Materials and Features

Using physical evidence of form, detailing and alignment to reproduce a deteriorated circulation feature. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, replacing in kind decayed timber edging along a historic trail route.

Removing a circulation feature that is deteriorated and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, replacing a set of stairs with a wall or terrace.

Design for the Replacement of Missing Historic Features

Designing and installing new circulation features when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the landscape. For example, reinstating a lost park entrance at a historic access point.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new circulation feature that is incompatible with the historic character of the landscape. For example, using a standardized concrete barrier along a historic parkway.

Alterations/Additions for the New Use

Designing and installing compatible new circulation features when required by the new use to assure the preservation of historic character of the landscape. For example, controlling and limiting new curb cuts, driveways, and intersections along a historic road.

Placing a new feature where it may cause damage, or is incompatible with the historic circulation. For example, adding new driveways, intersections, and "neck outs" along a historic road.

Locating any new circulation feature in such a way that it detracts from or alters the historic circulation pattern. For example, installing a new blue path when an existing historic path can accommodate the new use.

Introducing a new circulation feature which is in an appropriate location, but making it visually incompatible in terms of its alignment, surface treatment, width, edge treatment, grade, materials or infrastructure. For example, installing a new parking lot in a non-significant location, but utilizing paving materials and patterns which are incongruous with the landscape's historic character.

To provide access to the historic earthworks at the Shiloh Park National Battlefield in Murfreesboro, Tennessee, an interpretive boardwalk was installed (preceding page and above) to allow visitors access to the resources while protecting the earthworks themselves. (courtesy NPS)

WATER FEATURES

Identify, Retain, and Preserve Historic Features and Materials

Recommended	*Not Recommended*
Identifying, retaining and preserving existing water features and water sources such as retention ponds, pools, and fountains prior to beginning project work. Documenting the shape, edge and bottom condition/material; water level, sound and reflective qualities; and associated plant and animal life, and water quality.	Executing project work that impacts water features, and associated hydrology, without undertaking an existing conditions survey. For example, filling in a pond that was historically used for farm or recreation purposes.
Evaluating the condition, and, where applicable, the evolution of water features over time. For example, assessing water quality and/or utilizing archeological techniques to determine the changing path of a watercourse.	Executing project work without understanding its impact on water features. For example, placing a section of stream in a culvert or concrete channel

As part of a cultural landscape inventory, these remains of a several dam were inventoried at the Ozark National Scenic Riverways near Van Buren, Missouri. These surviving features suggest the former land uses of the region. (courtesy NPS)

Prior to rehabilitation project work, the five-acre wading pool in Martin Luther King Park in Buffalo, New York, was evaluated to understand its historic design and use. It was determined that, although the pool and poolhouse were in disrepair, they possessed a high level of integrity. (LANDSCAPES)

Protect and Maintain Historic Features and Materials

Protecting and maintaining water features by use of non-destructive methods in daily, seasonal and cyclical tasks. For example, cleaning leaf litter or mineral deposits from drainage inlets or outlets.

Maintaining a water feature's mechanical, plumbing and electrical systems to insure appropriate depth of water or direction of flow. For example, maintaining the timing and sequencing mechanisms for irrigation systems.

Failing to undertake preventive maintenance of water features and materials.

Utilizing maintenance methods which destroy or degrade water features, for example, the use of harsh chemical additives for maintaining water quality.

Allowing mechanical systems to fall into a state of disrepair, resulting in changes to the water feature. For example, failing to maintain a pool's aeration system thus leading to algae growth.

Repair Historic Features and Materials

Repairing water features by reinforcing materials or augmenting mechanical systems. For example, patching a crack in an pond liner or repairing a failed pump mechanism.

Replacing or removing features or systems when repair is possible. For example, abandoning a silted-in retention pond.

REHABILITATION

[illegible] Parks & Recreation)

Replace Deteriorated Historic Materials and Features

Using existing physical evidence of form, depth and detailing to reproduce a deteriorated water feature. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a lead pond liner with one made of plastic.

Removing a water feature that is unreparable and not replacing it, or replacing it with a new feature that does not convey 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.

Design for the Replacement of Missing Historic Features

Designing and installing a new water feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the landscape. For example, replacing a lost irrigation feature using materials that convey the same visual appearance.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new design that is incompatible with the historic character of the landscape. For example, replacing a natural pond with a manufactured pool.

Rehabilitation work in Columbus Park included the South waterfall, meadows, rocky ledge and associated landscape. In Jens Jensen's most extant and authenticated work in Chicago, Illinois. Recognizing that park visitors would wish to gain access to the water's edge, park materials were installed with an additional set back and additional stones were provided to accommodate safe passage – all to insure the health and vigor of new plantings. This work was done while still protecting and maintaining character-defining features, materials and finishes. (Chicago Park District Archives, ca. 1936 and earlier, 1997)

Alterations/Additions for the New Use

Designing and installing a compatible new water feature when required by the new use to assure the preservation of historic character of the landscape. For example, siting a new retention basin in a secondary, or non-significant space in the cultural landscape.

Placing a new water feature where it may cause damage, or is incompatible with the historic character, such as adding a water slide.

Locating any new water feature in such a way that it detracts from or alters the historic character of the landscape. For example, installing a "period" fountain where one never existed.

Introducing a new water feature which is in an appropriate location, but is visually incompatible in terms of its shape, edge, and bottom condition/material; or water level, movement, sound, and reflective quality. For example, introducing a wading pool in a non-significant space, but utilizing non traditional materials and colors.

The Polly Pond in Downing Park in Newburgh, New York, had lost its historic shape over time through various reconfigurations. (top right) The pond also suffered from declining water quality and siltation. As part of a rehabilitation project, the water feature was reconfigured to better reflect its historic form and alignment (top left) ca. 1905. Modern intrusions at the water's edge were also removed at this time, (bottom) and the pond's edge was stabilized to accommodate contemporary use. (LANDSCAPES and Downing Park Planning Committee)

STRUCTURES, FURNISHINGS AND OBJECTS

Identify, Retain, and Preserve Historic Features and Materials

Recommended	Not Recommended
Identifying, retaining and preserving existing buildings, structures, furnishings and objects prior to beginning project work. For example, gazebos and bridges, playground equipment and drinking fountains, benches and lights, and statuary and troughs. Documenting the relationship of these features to each other, their surrounds, and their material compositions.	Undertaking project work that impacts buildings, structures, furnishings, and objects without executing an "existing conditions" survey.
Evaluating the condition and determining the age of structures, furnishings and objects. For example, utilizing Historic Structure Inventories and historic aerial photographs to understand the relationship of barns, windmills, silos and water troughs in a ranch compound or the placement of light standards and benches along park paths.	Undertaking work without understanding the significance of structures, furnishings and objects. For example, removing an arbor that defines the axis of a garden or fence posts that delineate the limits of a vineyard.
Retaining the historic relationships between the landscape and its buildings, structures, furnishings and objects.	Removing or relocating structures, furnishings and objects, thus destroying or diminishing the historic relationship between the landscape and these features. For example, relocating a bridge from its historic crossing point or relocating a historic flagpole to a new location.

REHABILITATION

As part of a preservation plan for Magnolia Cemetery, Charleston, South Carolina, all iron fences and burial markers were evaluated for their existing physical condition. (author, 1994)

Protect and Maintain Historic Features and Materials

Recommended	Not Recommended
Protecting and maintaining buildings, structures, furnishings and objects by use of non-destructive methods and daily, cyclical and seasonal tasks. This may include rust or limited paint removal, and reapplication of protective coating systems. For example, painting metal wrought iron fences or repointing masonry to match original mortar material, color and profiles.	Failing to undertake preventive maintenance for structures, furnishings and objects, resulting in their damage or loss. For example, failing to stop water infiltration at roofs and foundations.
	Utilizing maintenance practices and materials that are harsh, abrasive, or unproven. For example, using only aggressive and potentially damaging cleaning methods such as grit blasting on wood, brick, or soft stone or using harsh chemicals on masonry or metals.

As part of a recent landscape inventory, small-scale features that illustrate past farming technologies, such as this hay rake (top left) at the Ozark National Scenic Riverways, have been documented (courtesy NPS). The historic light pole base (with an acanthus leaf motif) in Chicago's Washington Park (opposite right) has been carefully maintained and protected. The historic fixture serves as a rare surviving prototype for the park, almost all of which have been lost over time. (author, 1992) The same approach has also been taken for the cobblestone stoop decoration (above) at a summer cottage along the St. Croix National Scenic Riverway (courtesy NPS)

Repair Historic Features and Materials

Repairing features and materials of buildings, structures, furnishings or objects by reinforcing historic materials. For example, returning a children's swing to good working order, or reshaping a section of a deformed monkey bar.

Replacing or destroying a feature of structures, furnishings or objects when repair is possible. For example, replacing a pavilion's tile roof with physically or visually incompatible roofing; or, removing a non-working historic light fixture, rather than rewiring it.

Replace Deteriorated Historic Materials and Features

Using existing physical evidence of form, material and detailing to reproduce a deteriorated structure, furnishing or object. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a cast stone bench with a new casting from the original mould.

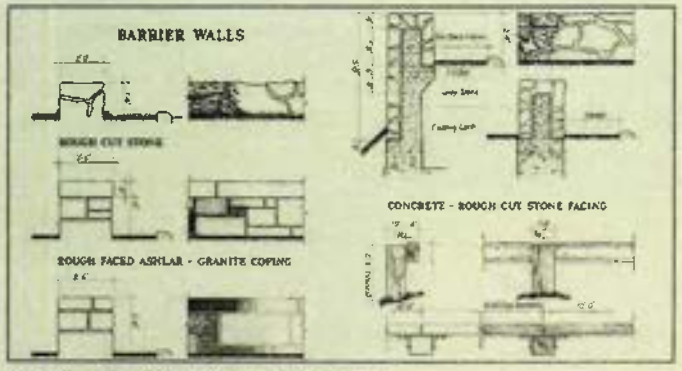
Removing a structure, furnishing, or object that is deteriorated and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, removing a wooden rustic footbridge and replacing it with a concrete bridge.

Design for the Replacement of Missing Historic Features

Designing and installing new structures, furnishings and objects when the historic features are missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the landscape. For example, replacing a picnic shelter with one of a new compatible design.

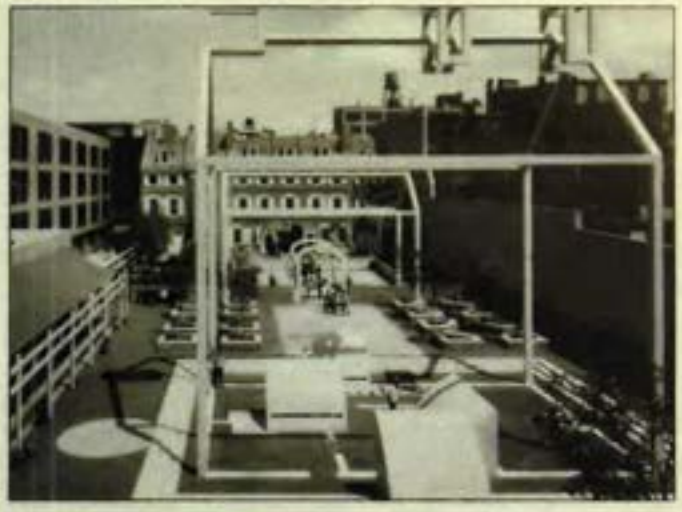
Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new design that is incompatible with the historic character of the landscape. For example, replacing a lost wooden fence with chain link fence.



All pathway furnishings along the George Washington Parkway were inventoried prior to rehabilitation work. This pathway, which spans over forty years of construction between 1928 and 1970, includes a variety of construction techniques for its barrier walls. These construction details are now being utilized to aid in current repair work. (NPS)

The siting and treatment of furnishings should always be carefully considered. Here at "Eagle's Nest," the Vanderbilt estate in Centerport, Long Island [top], the visitor's first impression consists of randomly sited fences, objects and signage. As illustrated by this "not recommended" example, not all additions need to be on a large scale to compromise the integrity of a resource. Often, to aid in a landscape's interpretation, discrete signage, markers, or wayside stations may be added—and their siting should be carefully considered. Successful examples here include a carefully placed sign, such as this wayside station, that interprets "The Pastoral Zone" at Point Reyes, California [center right]; a trail route marker, such as this granite feather leaf, that interprets downtown Asheville, North Carolina's Art Deco Age [above]; or even discrete information kiosks. This one in Central Park orients hundreds of visitors daily and is easily reversible [bottom right].



For some landscapes, that have little remaining integrity, yet significant historical associations, a new design, complete with three-dimensional subjective tools may highlight a landscape's history to a visiting public. Two representative examples include Franklin Court and Welcome Park in Philadelphia, Pennsylvania. These solutions include the "ghosting" of historic structures based on archeological investigations, on three-dimensional objects, and a variety of signage.

Alterations/Additions for the New Use

Designing and installing a new structure, furnishing or object when required by the new use, which is compatible with the preservation of the historic character of the landscape. For example, constructing a new farm outbuilding utilizing traditional building materials or installing appropriately scaled and detailed signage.

Placing a new structure, furnishing, or object where it may cause damage, or is incompatible with the historic character of the landscape. For example, constructing a new maintenance facility in a primary space.

Locating any new structure, furnishing or object 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.

Introducing a new structure, furnishing or object in an appropriate location, but making it visually incompatible in mass, scale, form, features, materials, texture or color. For example, constructing a visitors' center that is incompatible with the historic character of the cultural landscape.

A section of the wall surrounding the Dorchester North Burying Ground in Massachusetts was in a state of advanced deterioration. (top) Rather than reconstruct the failing wall along the main entrance axis, only its piers were replaced. (bottom left) The area of wall between these piers was replaced with an iron fence. (bottom right) This approach was selected to improve the perceived safety and security of the burial ground, thus allowing for visual access into the burial ground, which it was previously enclosed. (author, 1993 and Boston Parks)

As part of a comprehensive rehabilitation project for Prospect Park's Long Meadow, in Brooklyn, New York, a non-historic ball field was relocated to minimize its impact on the great greensward. Here, the backstop and associated fences are realigned along a woodland edge. The new fencing is limited in scope and painted black to recede into the viewshed. (Prospect Park Alliance)

Although the work in the following sections is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of rehabilitating character-defining features (maintenance, repair and limited replacement); rather, such work is assessed for its potential negative impact on the landscape's historic character. For this reason, particular care must be taken not to obscure, alter, or damage character-defining features.

ACCESSIBILITY CONSIDERATIONS

Identifying the cultural landscape's character-defining features, materials and finishes so that accessibility code-required work will not result in their damage or loss.	Undertaking code-required alterations before identifying those features, materials and finishes which are character-defining and must therefore be preserved.
Complying with barrier-free access requirements, in such a way that character-defining features, materials and finishes are preserved. For example, widening existing stone walks by adding new stone adjacent to it to achieve the desired width.	Damaging or destroying character-defining features in attempting to comply with accessibility requirements. For example, paving over gravel walks with blacktop.
Working with local accessibility and preservation specialists to determine the most appropriate solution to access problems which will have the least impact on character-defining features.	Altering character-defining features, materials and finishes without consulting with local experts.
Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving character-defining landscape features, materials and finishes. For example, incorporating wider sidewalks only at intersections where ramps are being installed, leaving the main runs of historic sidewalks in place.	Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of character-defining landscape features, materials and finishes. For example, replacing three foot wide stone, brick, or historic concrete sidewalks with new wider concrete sidewalks.

This accessibility solution for Denver, Colorado's Civic Center, retains character-defining features and visual relationships. The new ramp is not visible from the plaza's east-west vista and, thus, respects its symmetrical design. (author, 1993)

Finding solutions to meet accessibility requirements that minimize the impact on the cultural landscape, for example, retaining the original character-defining entrance steps and placing the access ramp at a side or secondary entrance.

Making modifications for accessibility without considering the impact on the cultural landscape. For example, introducing a new access element (ramp or lift) that destroys the symmetry of a foundation planting along a building's main façade.

HEALTH AND SAFETY CONSIDERATIONS

Identifying the cultural landscape's character-defining features, materials and finishes so that code-related work will not result in their damage or loss.

Complying with health and safety code requirements in such a manner that character-defining features, materials and finishes are preserved. For example, recognizing standards for the application of herbicides.

Removing toxic materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

Providing workers with appropriate personal protective equipment for hazards found in the worksite.

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.

Upgrading character-defining features to meet health and safety codes in a manner that assures their preservation. For example, upgrading a historic stairway without destroying its character-defining handrails and balustrades.

Installing safety-related systems that result in the retention of character-defining features, materials, and finishes; for example, fire-suppression systems or seismic retrofits.

Applying the necessary materials to add protection to character-defining features, materials and finishes. For example, applying fire retardant, intumescent paint coatings to a deck to add thermal protection to its steel.

Adding new features to meet health and safety codes in a manner that preserves adjacent character-defining features, materials and finishes. For example, providing a new fire access route along a derelict historic corridor.

Undertaking code-required alterations before identifying those features, materials and finishes which are character-defining and must therefore be preserved.

Altering, damaging or destroying character-defining features, materials and finishes while making modifications to a cultural landscape to comply with safety codes.

Destroying a cultural landscape's character-defining features, materials and finishes without careful testing and without considering less invasive abatement methods.

Removing unhealthful materials without regard to personal and environmental safety.

Making changes to cultural landscapes without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to character-defining features, materials and finishes.

Damaging or obscuring character-defining features, materials and finishes or adjacent areas in the process of doing work to meet code requirements.

Covering character-defining features with fire resistant sheathing which results in altering their visual appearance.

Using materials intended to provide additional protection, such as fire-retardant coatings, if they damage or obscure character-defining features, materials and finishes.

Radically changing, damaging or destroyingcharacter-defining features, materials and finishes when adding new code-required features.

SOLUTION HIGH

ENVIRONMENTAL CONSIDERATIONS

Identifying the cultural landscape's character-defining features, materials and finishes so that environmental protection-required work will not result in their damage or loss.

Complying with environmental protection regulations in such a manner that character-defining features, materials and finishes are preserved. For example, protecting historic vegetation in which rare and endangered species nest.

Working with environmental protection officials to investigate systems, methods, devices or technologies of equivalent or superior effectiveness to those prescribed by regulation so that unnecessary alterations can be avoided.

Reclaiming or re-establishing natural resources in a manner that promotes the highest degree of environmental protection, while preserving significant historic features, materials and finishes. For example, reclaiming a wetland to comply with applicable environmental regulations, while re-establishing the feature as it appeared historically.

Undertaking environmental protection-required work before identifying those features, materials and finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining features, materials and finishes while making modifications to a cultural landscape to comply with environmental protection regulations.

Making changes to cultural landscapes without first exploring equivalent environmental protection systems, methods, devices or technologies that may be less damaging to historic features, materials and finishes.

Making environmental protection modifications that do not provide a reasonable balance between improved environmental conditions and the preservation of historic features, materials and finishes.

ENERGY EFFICIENCY

Retaining and maintaining those energy efficient features or parts of features of the landscape. For example, maintaining vegetation which performs passive solar energy functions.

Improving energy efficiency of existing features through non-destructive means. For example, utilizing a recirculating system in a fountain rather than uncontrolled discharge to a storm system.

Removing or altering those features or parts of features which play an energy conserving role. For example, removing a historic windbreak.

Replacing energy inefficient features rather than improving their energy conservation potential. For example, replacing an entire historic light standard rather than retrofitting the fixture to be more efficient.

Standards for Restoration & Guidelines for Restoring Cultural Landscapes

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Standards for Restoration

Restoration *is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

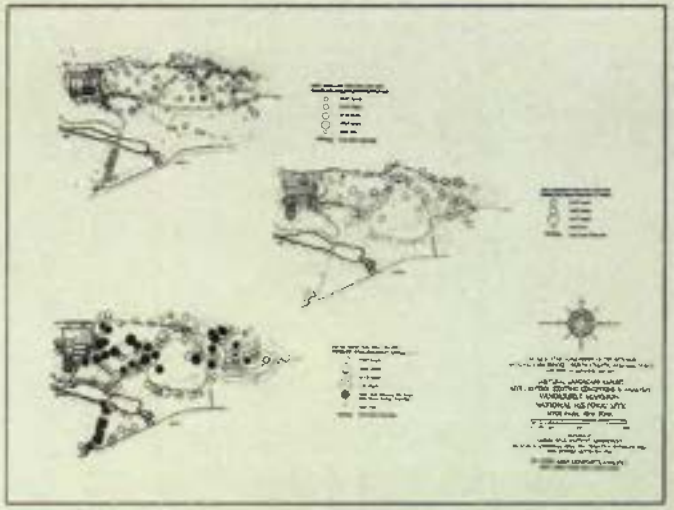
GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

Introduction

Rather than maintaining and preserving a landscape as it has evolved over time, the expressed goal of the **Standards For Restoration and Guidelines for Restoring Cultural Landscapes** is to make the landscape appear as it did at a particular--and most significant--time in its history. First, those materials and features from the "restoration period" are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved) and replaced, if necessary. As opposed to other treatments, the scope of work in **Restoration** can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

Identify, Retain, and Preserve Materials and Features from the Restoration Period

The guidance for the treatment **Restoration** begins with recommendations to identify the form and detailing of those existing materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on *identifying, retaining, and preserving* features from the restoration period is always given first. An overall evaluation of existing conditions should always begin at this level. The character of a cultural landscape is defined by its spatial organization and land patterns; features such as topography, vegetation, and circulation; and materials, such as an embedded aggregate pavement. This step must include archival research, survey of existing conditions and the development of period plans.



Restoration of the landscape as it appeared between 1830-1930 is the selected approach for the core area of the Vanderbilt Estate. Three historic periods in its development: 1903-1905, 1938-1941, and 1990-1994, with their character-defining spatial relationships and features were noted on period plans. A high level of accuracy and detail is essential to the success of any restoration project. (LANDSCAPES)

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❖ Protect and Maintain Materials and Features from the Restoration Period

After identifying those existing materials and features from the restoration period that must be retained in the process of Restoration work, then *protecting and maintaining* them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work; it may be accomplished through permanent or temporary measures. Such actions could include the installation of temporary fencing around a vulnerable earthwork. Maintenance includes daily, seasonal, and cyclical tasks, and the techniques, methods and materials used to implement them. Repainting a stone burial marker from the restoration period is one example.

Once a restoration has been undertaken, an increased commitment to sustain the restoration period appearance will be necessary. Because of the dynamic nature of some features, particularly topography, vegetation and water, a landscape will exhibit cyclical changes, growth, and reproduction. Therefore, in some cases, maintenance efforts may need to be more elaborate.

❖ Repair Features and Materials from the Restoration Period

Next, when the physical condition of parts of features from the restoration period requires additional work, *repairing is recommended*. Restoration guidance focuses on those features and materials that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile or crumbling materials through consolidation (ex. Applying an inorganic substance such as barium hydroxide to friable masonry or applying epoxy consolidants to extensively deteriorated wood), when appropriate, and repointing with mortar of an appropriate strength. Repairing includes patching, splicing, or otherwise reinforcing materials using recognized preservation methods. Similarly, portions of a historic structural system of a footbridge could be reinforced using contemporary material such as steel rods. In Restoration, repairing may also include the limited replacement in-kind of extensively deteriorated materials or parts of features, and using surviving prototypes as a model. Using material which matches the old in design, color, and

Commemorative markers, such as this one that notes the emigrant graves at Robidoux Pass on the Oregon Trail (near Scotts Bluff National Monument, Nebraska) were installed by the Daughters of the American Revolution. The historic marker and graves have been protected with a perimeter wire-woven fence. (courtesy NPS)

RESTORATION

texture is always the preferred option; however, substitute material is acceptable if the new material conveys the same visual appearance as the historic period. Creating a mold of an iron fence finial to replace another finial that is extensively deteriorated is one example.

❖ Replace Extensively Deteriorated Features from the Restoration Period

In Restoration, *replacing* an entire feature from the restoration period, such as an arbor, pool, or bench, that is too deteriorated to repair may be appropriate. Together with documentary evidence, any remaining physical fabric of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. When possible, new work should be unobtrusively dated to guide future research and treatment.

If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

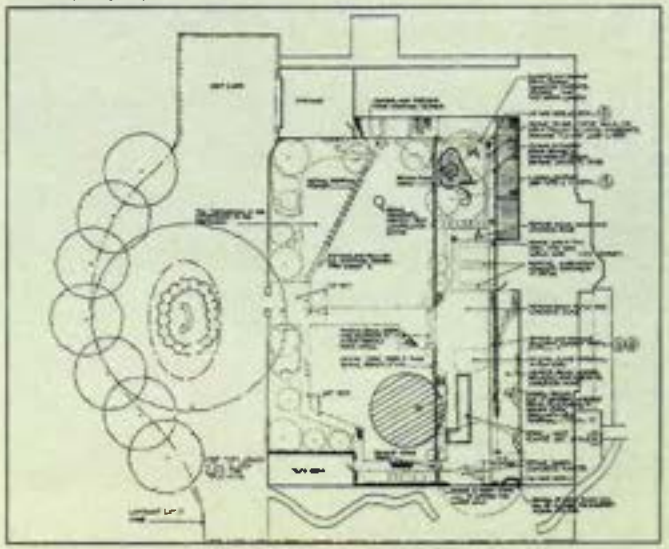
A section of a historic wall at Stan Hywet Hall in Akron, Ohio, was in need of restoration. Here, the linear replacement of a section of the wall was undertaken utilizing surviving stone and stones that matched the old in form, size, and color. Compatible substitute material could also have been used. (author, 1993)

This area known as the music pavilion at Tower Grove Park in St. Louis, Missouri had been badly deteriorated including all concrete pavilion, marble busts, radiating walks, lawn areas and curbing. Utilizing photographic documentation, (top) the pavilion (opposite top right) and its associated landscape were restored to portray the pavilion as it would have appeared at a certain time. For example, the marble busts of eminent composers were replaced with pre-cast concrete replicas of the originals (bottom, foreground). (Tower Grove Park)

Remove Existing Features from Other Historic Periods

All cultural landscapes represent a continuum over time, but in **Restoration**, the goal is to depict the landscape as it appeared during a particular time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as parking lots, modern farm equipment or timber/form play structures. Prior to removing or altering spatial organization and land patterns; and features and materials that characterize other historic periods, they should be documented to guide future research and treatment.

The Demolition Plan, prepared as part of the restoration for the Tea House Courtyard at the Eugene O'Neill National Historic Site (below) in Danville, California, reflects the removal of features that were built after the period of significance. Those features removed, including walks, steps, patio and plant materials, may be attributed to a later design by landscape architect Ted Osmundson. (courtesy NPS)



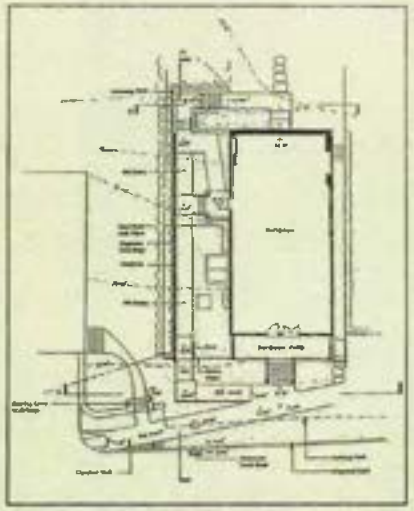
Re-Create Missing Features from the Restoration Period

Most **Restoration** projects involve re-creating features that were significant to the landscape at a particular time, but are now missing. Examples could include a lost outbuilding, path or fence. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these "re-creations," an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in **Restoration** because, as emphasized, the goal of this treatment is to replicate the "appearance" of the cultural landscape at a particular time, not to retain and preserve all historic materials as they have evolved over time.

If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work

Accessibility Considerations/ Health and Safety Considerations/ Environmental Considerations and Energy Efficiency

These sections of the *Restoration* guidance address work done to meet accessibility requirements; health and safety code; environmental requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing features from the restoration period; rather such work is assessed for its potential negative impact on the landscape's character. For this reason, particular care must be taken not to obscure, damage, or destroy historic materials or features from the restoration period in the process of undertaking work to meet code and energy requirements.



This small footbridge in Central Park's Ramble (above) has been re-created on the basis of historic documentation. The new bridge meets current code requirements, yet replicates the historic appearance, while utilizing compatible substitute materials. (Central Park Conservancy) The selected treatment for the landscape at the J. L. Bush Storehouse Property, Greenwich, Connecticut, (top) is restoration to the impressionist painters' period. Here, sensitive grading preserved historic landscape features while providing access on the alignment of the original path. For example, grade relationships to the historic building and hedge have been retained. (LANDSCAPES)

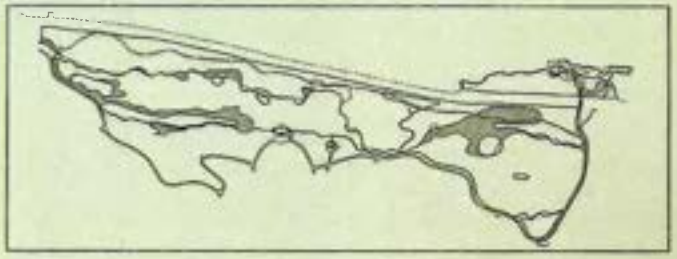
Guidelines for Restoring Cultural Landscapes

GSBS

SPATIAL ORGANIZATION AND LAND PATTERNS

Identify, Retain, and Preserve Historic Materials and Features from the Restoration Period

Recommended	*Not Recommended*
Identifying, retaining and preserving the existing spatial organization and land patterns of the landscape from the restoration period. Prior to beginning project work, documenting all features which define those relationships. This includes the size, configuration, proportion and relationship of component landscapes; the relationship of features to component landscapes; and the component landscapes themselves such as a terrace garden, a farmyard, or forest-to-field patterns.	Undertaking project work without understanding the effect on the existing spatial organization and land patterns. For example, constructing a structure that creates new spatial divisions or not researching an agricultural property's development history.



The spatial organization and land patterns of the 211-acre landscape at the Vanderbilt Mansion National Historic Site in Hyde Park, New York, woodland edges are being restored. This historic aerial photograph from the 1930s, [above] provides excellent documentation of the spatial organization during the landscape's period of significance from 1830-1939. Project work re-establishing lost meadow areas that were overtaken from 1939 to the present are illustrated on the treatment plan. [top] (Vanderbilt Mansion National Historic Site and LANDSCAPES)

Protect and Maintain Features and Materials from the Restoration Period

Protecting and maintaining features that define spatial organization and land patterns from the restoration period by non-destructive methods in daily, seasonal and cyclical tasks. For example, maintaining topography, vegetation, and structures which comprise the overall pattern of the cultural landscape.

Allowing spatial organization and land patterns from the restoration period to be altered, for example, through incompatible development or neglect.

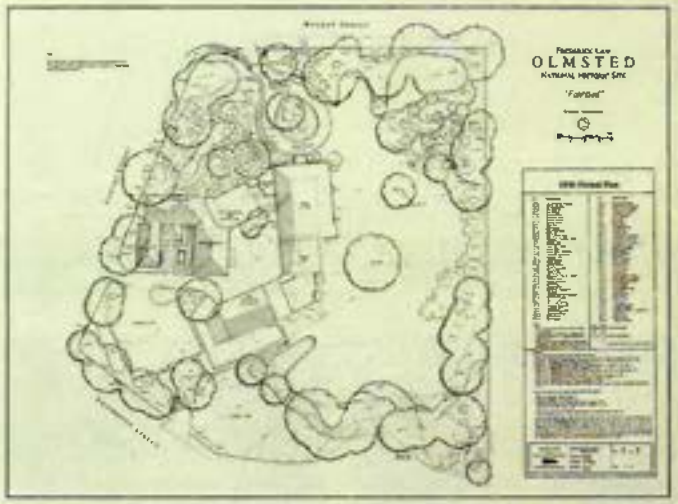
Utilizing maintenance methods which destroy or obscure the landscape's spatial organization and land patterns from the restoration period. For example, allowing field succession to obscure a historic farm and field pattern.

Repair Features and Materials from the Restoration Period

Failing to undertake necessary actions resulting in the loss of spatial organization and land patterns. For example, allowing a post and rail fence to deteriorate.

Replacing a feature from the restoration period that defines spatial organization and land patterns when repair is possible. For example, replacing a hedge when the original hedge could have been pruned to generate new growth.

Until recently, spatial relationships at Stan Hywet Hall had changed due to a lack of maintenance [left]. The view, which has recently been reinstated, creates a strong visual link between the house and the larger landscape, originally designed by Warren H. Manning [right]. (Stan Hywet Hall Foundation)



Replace Extensively Deteriorated Features from the Restoration Period

Replacing in-kind an entire feature from the restoration period that defines spatial organization and land patterns that is too deteriorated to rejuvenate. For example, replanting in-kind an historic orchard.

Removing a feature from the restoration period that is beyond repair and not replacing it, or replacing it with a new feature that does not respect the spatial organization and land patterns of the restoration period. For example, removing a hedgerow and not replanting it.

Remove Existing Features from Other Historic Periods

Removing or altering features from other historic periods that intrude on the historic spatial organization and land patterns. For example, removing a skinned baseball field from a historic meadow.

Failing to remove features from another period, thus confusing the depiction of the cultural landscape's spatial organization and land patterns during the restoration period. For example, failing to remove a chain link fence where no fence historically existed.

Documenting features dating from other periods prior to their removal or alteration. If possible, selected examples of these features and materials should be stored to facilitate future research.

Failing to document features from other historic periods that are removed or altered so that a valuable portion of the historic record is lost.

Re-Create Missing Features from the Restoration Period

Recreating a missing feature important to the spatial organization and land patterns during the restoration period based on historical, pictorial and physical documentation.

Constructing a feature that contributes to the overall spatial organization and land patterns which was thought to have existed during the restoration period, but for which there is insufficient documentation, or, constructing a feature that was part of the original design but was never executed.

Based on historic plans, photographs and tree corings, the ca 1930 lawn space at the Frederick Law Olmsted National Historic Site in Brookline, Massachusetts, has been re-created through the removal of invasive woody species. [opposite page, top and bottom, and opposite left] (courtesy NPS) Franklin Park's Country Meadow [following page] was one of Olmsted's greatest landscape [illegible] as the meadows and landscapes of New York City's Central Park and Brooklyn's Prospect Park. Soon after the park's completion, the [illegible] to the chagrin of Olmsted. Restoration of the golf course, [bottom] one of the most distinguishing features of the park, re-claims the expansive [illegible]

(FLONHS and Boston Parks & Recreation)

TOPOGRAPHY

Identify, Retain, and Preserve Historic Features and Materials from the Restoration Period

Recommended	*Not Recommended*
Identifying, retaining and preserving the existing topography from the restoration period. Documenting topographic variation prior to project work, including shape, slope, elevation, aspect and contour. For example, preparing a topographic survey.	Undertaking project work that impacts topography from the restoration period. For example, regrading a cultural landscape without knowledge of historic topography.
Evaluating and understanding the cultural landscape's topography from the restoration period. For example, using archival resources such as plans and aerial photographs or, in their absence, archaeological analysis techniques to understand the historic topography.	Executing project work without understanding its impact on topographic resources from the restoration period. For example, disturbing archaeological resources and watershed systems.

Protect and Maintain Features and Materials from the Restoration Period

Protecting and maintaining topography from the restoration period by use of non-destructive methods and daily, seasonal and cyclical tasks. For example, applying adequate sediment and erosion controls to protect fragile earthworks from the restoration period.	Failing to undertake preventive maintenance for topography from the restoration period. Utilizing maintenance methods which destroy or degrade topography from the restoration period. For example, using heavily weighted equipment on steep or vulnerable slopes.

Repair Features and Materials from the Restoration Period

Repair declining topographic features from the restoration period. For example, re-excavating a silted swale through appropriate regrading or re-establishing an eroding agricultural terrace.	Destroying the shape, slope, elevation or contour of topography from the restoration period when repair is possible.

For the Central Burying Ground in Boston, Massachusetts (see earlier historical photo, page 61) the collapsed tree-shading mound tomb, the last of its kind remaining in Boston, was successfully repaired. (Boston Parks and Recreation)

Replace Extensively Deteriorated Features from the Restoration Period

Using physical evidence of form and detailing to reproduce in-kind an entire topographic feature from the restoration period. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, re-establishing earthworks around a fort.

Removing a deteriorated topographic feature from the restoration period and not replacing it; or replacing it with a new feature that does not convey the same visual appearance. For example, changing stepped terracing to a curved slope.

Remove Existing Features from Other Historic Periods

Removing or altering topographic features from other historic periods. For example, reshaping knolls to their appearance during the restoration period or removing fill to reveal a hollow.

Documenting topographic features from other periods prior to their alteration or removal.

Failing to remove topographic features from another period, thus confusing the depiction of the landscape during the restoration period. For example, maintaining modern earthen mounds on a historic bowling green.

Failing to document topographic features from other historic periods that are removed or altered so that a valuable portion of the historic record is lost.

Re-Create Missing Features from the Restoration Period

Recreating a missing topographic feature that existed during the restoration period based on historical, pictorial and physical documentation. For example, recreating a trench and fortification from the restoration period based on stratigraphic research.

Creating a topographic feature which is incompatible with the restoration period. For example, constructing a topographic feature that was thought to have existed during the restoration period, but for which there is insufficient information; or, constructing a topographic feature that was part of the original design but was never executed, thus creating a false historic appearance.

The landscape of the Battle of Gettysburg, Pennsylvania, has evolved dramatically since 1863 (opposite left). Open areas, for example, especially those on rocky ground, were covered with woody plants and Little Round Top became forested with redbud (Cercis Canadensis). To restore this topographic feature, (above, prior to treatment) invasive plants were removed to portray the second day battle scene, giving a sense of the landform of the area and the importance of the land to the bloody encounter that transpired there. (courtesy NPS)

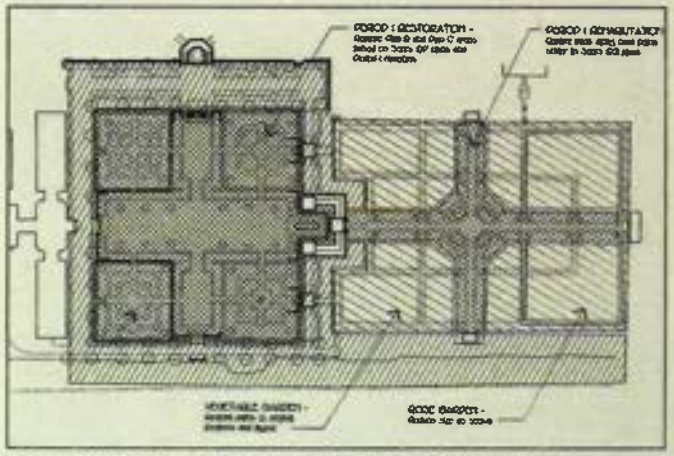
RESTORATION

GSBS

VEGETATION

Identify, Retain, and Preserve Historic Features and Materials from the Restoration Period

Recommended	*Not Recommended*
Identifying, retaining and preserving the existing vegetation from the restoration period prior to project work. For example, woodlands, forests, trees, shrubs, crops, meadows, planting beds, vines and ground cover. Documenting broad cover types, genus, species, caliper, and/or size as well as color, scale, form and texture.	Undertaking project work that impacts vegetation from the restoration period without executing an "existing conditions" survey of plant material. For example, deep-tilling soil thus disturbing historic pollen artifacts.
Evaluating the condition and determining the age of vegetation from the restoration period. For example, tree coring to determine age.	Undertaking work without understanding the significance of vegetation from the restoration period. For example, removing perennial plantings from the restoration period during a clean out of invasive vegetation.
Retaining and perpetuating vegetation from the restoration period through propagation, using methods such as seed collection and genetic stock cuttings.	Failing to propagate extant vegetation from the restoration period, when few or no known sources for replacement are available. For example, removing a deteriorating tree without first taking cuttings.



The restoration of Reynolds Gardens at Wake Forest University in Winston-Salem, North Carolina, was based on available historic documentation for the period of significance, the long-term maintenance requirements, the surviving plant materials contained within an individual garden area, and the need to interpret the garden as it looked at one time to the public. (The Jaeger Group)

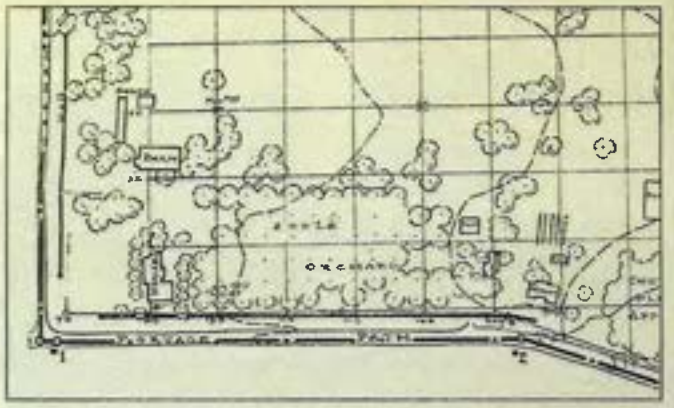
Protect and Maintain Features and Materials from the Restoration Period

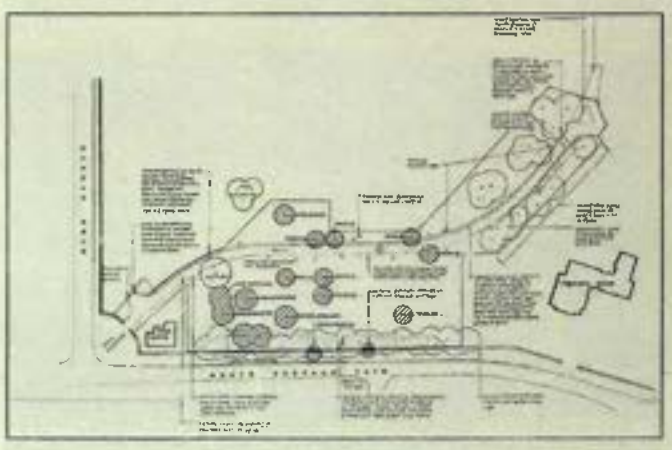
Protecting and maintaining vegetation from the restoration period by use of non-destructive methods and daily, seasonal and cyclical tasks. For example, employing pruning or careful use of herbicides on historic fruit trees.	Failing to undertake preventive maintenance of vegetation from the restoration period.
Utilizing maintenance practices which respect habit, form, color, texture, bloom, fruit, fragrance, scale and context.	Utilizing maintenance practices and techniques which are harmful to vegetation from the restoration period. For example, mowing lawns containing spring bulbs.
	Utilizing maintenance practices and techniques that fail to recognize the uniqueness of individual plant materials. For example, utilizing soil amendments which may alter flower color or poorly-timed pruning and/or application of insecticide which may alter fruit production.
Utilizing historic horticultural and agricultural maintenance practices when those techniques are critical to maintaining the integrity of the vegetation from the restoration period. For example, the manual removal of dead flowers to ensure continuous bloom.	Employing contemporary practices when traditional or historic can be used. For example, utilizing non-traditional harvesting practices when traditional practices are still feasible.

Repair Features and Materials from the Restoration Period

Rejuvenating historic vegetation from the restoration period. For example, by corrective pruning, deep root fertilizing, aerating soil, renewing seasonal plantings and/or grafting onto historic genetic stock.	Replacing or destroying vegetation from the restoration period when rejuvenation is possible. For example, removing a matured shrub and replacing with new material when proper pruning may be employed.

When replacing deteriorated or declining vegetation and the same kind of material is not available, then a substitute material may be considered. The material should be of comparable scale, color, form, shape and texture. Considering a mature American elm's pendulous form (left), a Japanese zelkova's vase-like form (right), such a substitution of plant materials would not meet the Standards. (Balmori, 1994)





The Estate Drive through the Agave Orchard at Stan Hywet Hall. Akron, Ohio, is being restored to a 1917 design by Warren Manning. Based on historic documentation [top] those trees that were inappropriate to the original design were removed [bottom]. (Douglas Reed)

Replace Extensively Deteriorated Features from the Restoration Period

Using existing physical evidence of form, habit or composition to replace a deteriorated or declining vegetation feature from the restoration period. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a memorial tree with a tree grown from its genetic stock.

Removing vegetation from the restoration period that has deteriorated and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, removing a blight ridden hedge and replacing it with pyramical form trees.

Remove Existing Features from Other Historic Periods

Removing or altering vegetation from other historic periods. For example, removing later foundation plantings or successional woodlot growth.

Documenting vegetation from other periods prior to its alteration or removal. If possible, representative examples of this vegetation should be saved, cultivated and managed, through seed collection and genetic stock cuttings, to facilitate future research.

Failing to remove vegetation from another period, thus confusing the depiction of the landscape during the restoration period. For example, maintaining a lawn on the site of a historic cutting garden.

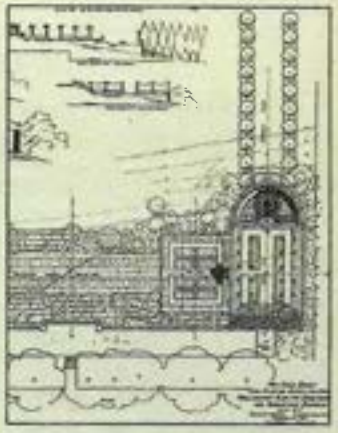
Failing to document vegetation from other historic periods that is removed or altered so that a valuable portion of the historic record is lost.

As part of an overall restoration program for each of the gardens at Rancho Los Alamitos in Long Beach, California, close attention has been paid to its vegetation features. The Old Garden (1929 and 1996) was overtaken by 40' of bamboo timber, [top left and right]. Here, efforts include replanting the original boxwood hedge, propagating and replanting genetic stock from the remaining bananas and replanting and training cypress to a hedge form. The Rose Garden has been restored [page 112] including excavating around the original rose trees [only one survived using the original 1927 plan by the Olmsted Brothers (1928, 1995 and 1996). The Cutting Garden has also been restored, [above left and right] which was recently had been mismarked as a herb garden. A recent discovery of these plans allowed for the restoration of the garden including its herbaceous materials and even the design of the garden bench (1994 and 1996). (Photos: Los Alamitos Foundation)

Re-Create Missing Features from the Restoration Period

Recreating a missing vegetation feature that existed during the restoration period based on historical, pictorial and physical documentation. For example, replanting crop types based on pollen analysis

Installing vegetation that was thought to have existed during the restoration period, but for which there is insufficient documentation; or planting vegetation that was part of the original design but was never installed, thus creating a false historic appearance



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CIRCULATION

Identify, Retain, and Preserve Historic Features and Materials from the Restoration Period

Recommended

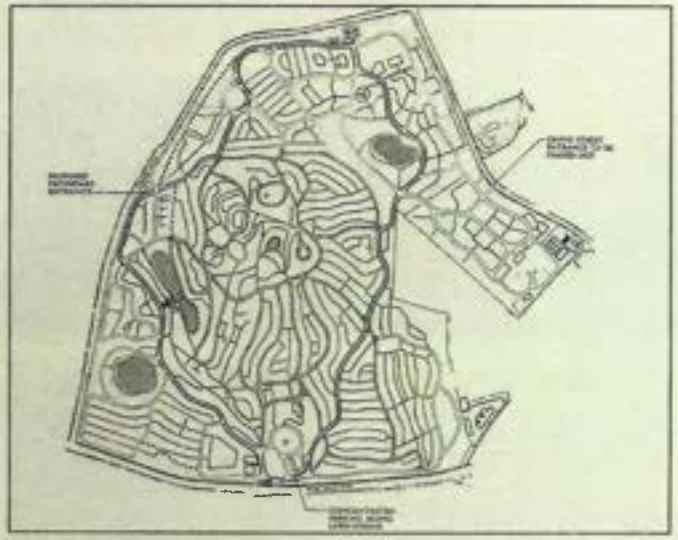
Identifying, retaining and preserving the existing circulation features from the restoration period prior to beginning project work. All circulation features should be documented, from small paths and walks to larger transportation corridors such as parkways, highways, railroads and canals. Documenting alignment, surface and edge treatment, width, grade, materials and infrastructure.

Evaluating and understanding the cultural landscape's circulation from the restoration period. Using archival resources such as plans and aerial photographs, or, in their absence, archeological analysis techniques to understand the circulation from the restoration period.

Not Recommended

Executing project work that impacts circulation from the restoration period. For example, altering the route and configuration of a historic bridle path without identifying its historic alignment.

Executing project work without understanding its impact on circulation features from the restoration period. For example, changing road widths without a thorough evaluation of the historic road.



The layout of the circulation system is the centerpiece of Mount Auburn's landscape design and the least changed aspect of it. Today there are about 10 miles of paths and 12 miles of roads. The chronological development of the cemetery's access, circulation and parking has resulted in the proposal for protecting and retaining , and in places, restoring the historic circulation design. (The Halvorson Company)

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Protect and Maintain Features and Materials from the Restoration Period

Protecting and maintaining circulation features from the restoration period by use of non-destructive methods and daily, seasonal and cyclical tasks. For example, this may include hand-raking, top-dressing, or rolling surface materials.

Failing to undertake preventive maintenance for circulation features from the restoration period. For example, permitting a failed drainage system to contribute to the degradation and loss of associated curbs or erosion of shoulders.

Utilizing maintenance methods which destroy or degrade circulation features from the restoration period. For example, using a snowplow over a coarse textured pavement.

Repair Features and Materials from the Restoration Period

Repair declining circulation features from the restoration period by reinforcing the materials that comprise these features. 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. For example, replacing in-kind limited sections of capstone along a historic parapet. The new work should be unobtrusively dated to guide future research and treatment.

Replacing or destroying circulation features from the restoration period when repair of materials and limited replacement of deteriorated or missing components are appropriate.

Failing to reuse existing surface or edge materials from the restoration period when only the substrate requires repair.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the circulation feature from the restoration period, or that is physically or environmentally incompatible.

Replace Extensively Deteriorated Features from the Restoration Period

Using physical evidence of form, detailing and alignment to reproduce an entire circulation feature from the restoration period. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment. For example, replacing a bulkhead's timber coping along an entire waterfront esplanade.

Removing a circulation feature from the restoration period that is unrepairable and not replacing it; replacing it with a new feature that does not convey the same visual appearance; or failing to document the new work. For example, removing a crushed stone carriage road and replacing it with a wider asphalt road.

Remove Existing Features from Other Historic Periods

Removing or altering circulation features from other historic periods. For example, removing a later parking lot.

Documenting circulation features from other historic periods prior to their alteration or removal. For example, recording cross sections of road and retaining wall construction. If possible, representative features should be stored for future research.

Failing to remove circulation features from another period, thus confusing the depiction of the landscape during the restoration period. For example, maintaining a modern asphalt path through a historic meadow.

Failing to document circulation features from other historic periods that are removed or altered so that a valuable portion of the historic record is lost.

Re-Create Missing Features from the Restoration Period

Recreating a missing circulation feature that existed during the restoration period based on historical, pictorial and physical documentation. For example, duplicating paving patterns based on surviving prototypes.

Constructing a circulation feature that was thought to have existed during the restoration period but for which there is insufficient information; or constructing a circulation feature that was part of the original design but was never executed, thus creating a false historic appearance.

The garden walks constructed during the 1920s and 1930s at Shadows-on-the-Teche in New Iberia, Louisiana, had filled in with grass over time (top). As part of the current master plan, these walks have been re-created using a mixture of earth and Portland cement. The materials are set in place, and water added. (opposite) Finally, a gravel top coat is packed-on and rolled flat (bottom). (Shadows-on-the-Teche)

WATER FEATURES

Identify, Retain, and Preserve Historic Features and Materials from the Restoration Period

Recommended	Not Recommended
Identifying, retaining and preserving existing water features and water sources such as retention ponds, pools, and fountains from the restoration period prior to project work. Documenting shape, edge and bottom condition/ material; water level, movement, sound and reflective quality; associated plant and animal life, and water quality.	Executing project work that impacts water features and associated hydrology from the restoration period, without undertaking an "existing conditions" survey. For example, filling in a pond that was historically used for ornamental or farming purposes.
Evaluating the condition of water features from the restoration period. For example, assessing water quality or utilizing archeological techniques to determine the path of a watercourse.	Executing project work without understanding its impact on water features from the restoration period. For example, placing a section of creek in a culvert or concrete channel.

Protect and Maintain Features and Materials from the Restoration Period

Protecting and maintaining water features from the restoration period by use of non-destructive methods in daily, seasonal and cyclical tasks. For example, cleaning leaf litter or mineral deposits from drainage inlets or outlets.	Failing to undertake preventive maintenance of water features from the restoration period. For example, allowing a historic fish pond to fill up with leaf litter. Utilizing maintenance methods which destroy or degrade water features from the restoration period. For example, using harsh chemical additives for maintaining water quality.
Maintaining a water feature's mechanical, plumbing and electrical systems to insure appropriate depth of water or direction of flow. For example, routinely greasing and lubricating gate mechanisms for a pond.	Allowing mechanical systems to fall into a state of disrepair, resulting in changes to the water feature. For example, failing to maintain a sprinkler system on a historic golf course.

Repair Features and Materials from the Restoration Period

Repair deteriorated water features from the restoration period by reinforcing the materials that comprise these features. Repairs will generally include limited replacement, in-kind or compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes. For example, replacing in-kind corroding iron valves in a historic spray pool. The new work should be unobtrusively dated to guide future research and treatment.	Replacing or destroying water features from the restoration period when repair of materials and limited replacement of deteriorated or missing parts are appropriate. For example, filling in a historic farm pond instead of removing invasive plant materials. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the water feature from the restoration period, or is physically or environmentally incompatible. For example, replacing marble coping stone with concrete.

Replace Extensively Deteriorated Features from the Restoration Period

Using existing physical evidence of form, depth and detailing to reproduce an entire water feature from the restoration period. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment. For example, replacing a granite watering trough with one of cast stone.	Removing a water feature from the restoration period that is unrepairable and not replacing it; replacing it with a new feature that does not convey the same visual appearance, or failing to document the new work. For example, channeling a natural stream into a culverted pipe.

Remove Existing Features from Other Historic Periods

Removing or altering water features from other historic periods. For example, removing a modern retention pond.	Failing to remove water features from another period, thus confusing the depiction of the landscape during the restoration period. For example, maintaining a swimming pool on the site of an historic herb garden.
Documenting water features from other periods prior to their alteration or removal. For example, inventorying and cataloguing hydrology, flora and fauna associated with the feature. If possible, selected examples of these materials or features should be stored to facilitate future research.	Failing to document water features from other historic periods that are removed or altered so that a valuable portion of the historic record is lost.

Re-Create Missing Features from the Restoration Period

Recreating a missing water feature that existed during the restoration period based on historical, pictorial and physical documentation. For example, recasting a fountain from its original mold.	Constructing a water feature that was thought to have existed during the restoration period, but for which there is insufficient information; or constructing a water feature that was part of the original design but was never executed, thus creating a false historic appearance.

At the Joslyn Castle in Omaha, Nebraska, the location of pools believed to be part of the original design by Jens Jensen was confirmed by archeology. (Mary Hughes)

STRUCTURES, FURNISHINGS AND OBJECTS

Identify, Retain, and Preserve Historic Features and Materials from the Restoration Period

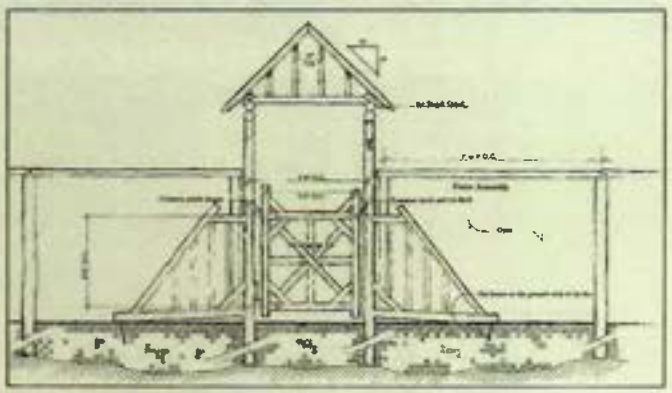
Recommended	Not Recommended
Identifying, retaining and preserving existing structures, furnishings and objects from the restoration period prior to beginning project work. Documenting the relationship of these features to each other, their surrounds, and their material compositions.	Executing project work that impacts structures, furnishings and objects from the restoration period, without undertaking an "existing conditions" survey. For example, altering a pale fence that delineates the limits of a corral cluster.
Evaluating the condition of structures, furnishings and objects from the restoration period. For example, utilizing Historic Structures Reports and aerial photography to understand the relationship between tracks, trestles and screens at a mining site.	Executing project work without understanding its impact on structures, furnishings and objects from the restoration period. For example, removing picnic tables and fireplaces from a group camp.

Protect and Maintain Features and Materials from the Restoration Period

Protecting and maintaining buildings, structures, furnishings and objects from the restoration period by use of non-destructive methods in daily, seasonal and cyclical tasks. For example, cleaning leaf litter from the gutters of a park pavilion.	Failing to undertake preventive maintenance of structures, furnishings and objects from the restoration period. For example, allowing a cast iron fence from the restoration period to deteriorate.
	Utilizing maintenance methods which destroy or degrade structures, furnishings and objects from the restoration period. For example, using harsh grit blasting techniques to clean historic stone or bronze statuary.
Maintaining mechanical, plumbing and electrical systems for structures and furnishings. For example, providing adequate ventilation in a dovecote and improving its energy efficiency.	Allowing mechanical systems to fall into a state of disrepair, resulting in changes to a structure, furnishing or object. For example, enclosing mechanical systems of a pool house so they are not adequately ventilated.

Repair Features and Materials from the Restoration Period

Repairing deteriorating structures, furnishings and objects from the restoration period by reinforcing the materials that comprise these features. 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. The new work should be unobtrusively dated to guide future research and treatment.	Replacing or destroying structures, furnishings and objects from the restoration period when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the structure, furnishing or object from the restoration period, or that is physically or environmentally incompatible. For example, replacing a wood slat with a recycled plastic one in a historic bench.



The missing garden gate at Weir Farm National Historic Site [bottom] in Wilton, Connecticut, was restored [top right] through photographic documentation [top left] and archeology. [courtesy NPS and Weir Farm National Historic Site]

Replace Extensively Deteriorated Features from the Restoration Period

Using existing physical evidence of form, material and detailing to reproduce structures, furnishings or objects from the restoration period. If using the same kind of materials not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment. For example, replacing a cast stone mileage marker.

Removing a structure, furnishing or object from the restoration period that is unrepairable and not replacing it; replacing it with a new feature that does not convey the same visual appearance; or failing to document the new work. For example, replacing a deteriorated pier with a floating dock.

Remove Existing Features from Other Historic Periods

Removing or altering structures, furnishings and objects from other historic periods.

Failing to remove structures, furnishings and objects from another period, thus confusing the depiction of the cultural landscape during the restoration period. For example, maintaining modern sculpture in a historic estate.

Documenting structures, furnishings and objects from other periods prior to their alteration or removal. If possible, selected examples of these materials or features should be stored to facilitate future research.

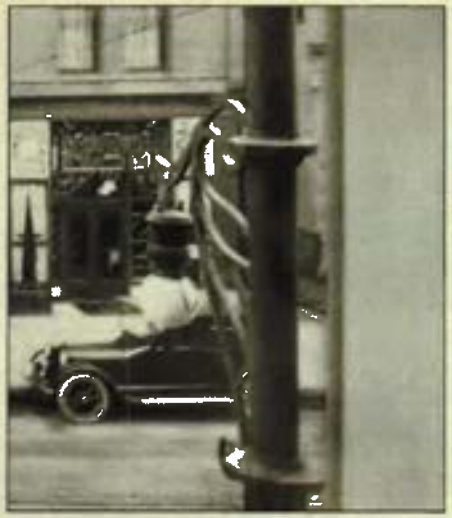
Failing to document structures, furnishings and objects from other historic periods that are removed or altered so that a valuable portion of the historic record is lost.

Re-Create Missing Features from the Restoration Period

Recreating a missing structure, furnishing or object that existed during the restoration period based on historical, pictorial and physical documentation. For example, recasting a garden jardiniere from its original mold or duplicating a corn crib from an extant prototype.

Constructing a structure, furnishing or object that was thought to have existed during the restoration period, but for which there is insufficient information; or constructing a bandstand that was part of the original design but was never executed, thus creating a false historic appearance.

Historic signs at Mt. Auburn Cemetery, Cambridge, Massachusetts, typical of the era, [opposite] are duplicated through new castings made from a historic prototype. A deteriorated sign from another historic burial ground could also be restored using this prototype. The signature historic street lights, unique to Denver, Colorado, had been lost over time as quick fix solutions. As part of a city-wide project to restore original streetscape furnishings, historic fixtures were recast, and installed in their appropriate settings. Two examples include the single-globe fixtures along Speer Boulevard (historic, contemporary-before and after, opposite page bottom) and the downtown double-globe pedestrian fixture (historic and two contemporary views, opposite page top). (Western History Department, Denver Public Library, Foster and Marshall)

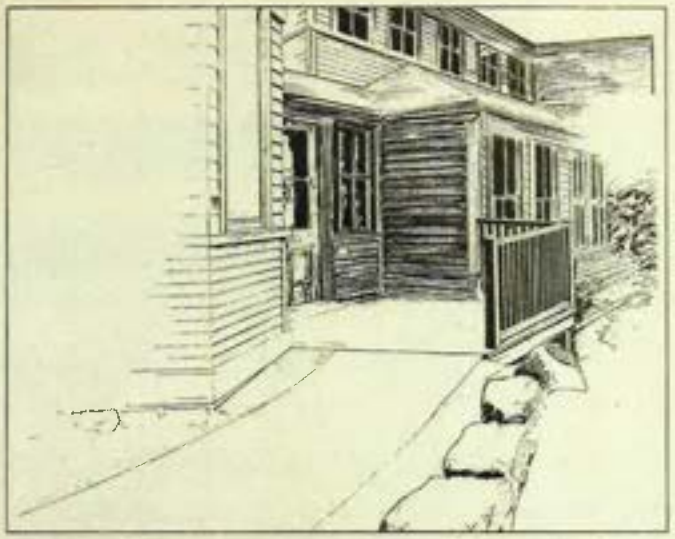


Although the work in the following sections is quite often an important aspect of restoration projects, it is usually not part of the overall process of restoring character-defining features (maintenance, repair and limited replacement); rather, such work is assessed for its potential negative impact on the landscape's historic character. For this reason, particular care must be taken not to obscure, alter, or damage character-defining features.

ACCESSIBILITY CONSIDERATIONS

Identifying the cultural landscape's features, materials and finishes from the restoration period so that accessibility code-required work will not result in their damage or loss.	Undertaking code-required alterations before identifying those features, materials and finishes which are from the restoration period and must therefore be preserved.
Complying with barrier-free access requirements in such a way that features, materials and finishes from the restoration period are preserved.	Damaging or destroying restoration period features in attempting to comply with accessibility requirements.
Working with local accessibility and preservation specialists to determine the most appropriate solution to access problems which will have the least impact on character-defining features.	Altering features, materials and finishes from the restoration period without consulting local accessibility and preservation experts.
Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant character-defining landscape features, materials and finishes. For example, incorporating wider sidewalks only at intersections where ramps are being installed, leaving the main runs of historic sidewalks in place.	Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of landscape features, materials and finishes from the restoration period.
Finding solutions to meet accessibility requirements that minimize the impact on the cultural landscape, for example, compatible ramps and lifts.	Making modifications for accessibility without considering the impact on the cultural landscape. For example, introducing a new access element (ramp or lift) that destroys the symmetry of a formal garden.

At the Eugene O'Neill National Historic Site in Danville, California, original walks that are too narrow by today's accessibility standards were retained and a new wheelchair route was defined via reinforced turf. (author, 1994)



Modifications to the entrance of the Frederick Law Olmsted National Historic Site in Brookline, Massachusetts, meet accessibility requirements and retain significant landscape and architectural features. (courtesy NPS)

HEALTH AND SAFETY CONSIDERATIONS

Identifying the cultural landscape's features, materials and finishes from the restoration period so that code-related work will not result in their damage or loss.	Undertaking code-required alterations before identifying those features, materials and finishes from the restoration period which are character-defining and must therefore be preserved.
Complying with health and safety code requirements in such a manner that features, materials and finishes from the restoration period are preserved. For example, recognizing standards for the removal of lead-based paints on play equipment.	Altering, damaging or destroying features, materials and finishes from the restoration period while making modifications to a cultural landscape to comply with safety codes.
Removing toxic materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.	Destroying a cultural landscape's features, materials and finishes from the restoration period without careful testing and without considering less invasive abatement methods.
Providing workers with appropriate personal protective equipment for hazards found in the worksite.	Removing unhealthful materials without regard to personal and environmental safety.
Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.	Making changes to cultural landscapes without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to features, materials and finishes from the restoration period.
Upgrading features from the restoration period to meet health and safety codes in a manner that assures their preservation. For example, upgrading a historic stairway without destroying handrails and balustrades from the restoration period.	Damaging or obscuring features, materials and finishes from the restoration period, in the process of doing work to meet code requirements.
Installing safety-related systems that result in the retention of features, materials, and finishes from the restoration period; for example, fire-suppression systems or seismic retrofits.	Covering features from the restoration period with fire resistant sheathing which results in altering their visual appearance.
Applying the necessary materials to add additional protection to features, materials and finishes from the restoration period. For example, applying fire retardant, intumescent paint coatings to a deck to add thermal protection to its steel.	Using materials intended to provide additional protection, such as fire-retardant coatings, if they damage or obscure features, materials and finishes from the restoration period.
Adding new features to meet health and safety codes in a manner that preserves adjacent features, materials and finishes from the restoration period. For example, providing a new fire access along a derelict road from the restoration period.	Radically changing, damaging or destroying features, materials and finishes from the restoration period when adding new code-required features.

ENVIRONMENTAL CONSIDERATIONS

Identifying the cultural landscape's features, materials and finishes from the restoration period so that environmental protection-required work will not result in their damage or loss.	Undertaking environmental protection required work before identifying those features, materials and finishes from the restoration period which must be preserved.
Complying with environmental protection regulations in such a manner that features, materials and finishes from the restoration period are preserved. For example, protecting vegetation from the restoration period in which endangered species nest.	Altering, damaging, or destroying features, materials and finishes from the restoration period while making modifications to a cultural landscape to comply with environmental protection regulations.
Working with environmental protection officials to investigate systems, methods, devices or technologies of equivalent or superior effectiveness to those prescribed by regulation so that unnecessary alterations can be avoided.	Making changes to cultural landscapes without first exploring equivalent environmental protection systems, methods, devices or technologies that may be less damaging to historic features, materials and finishes from the restoration period.
Reclaiming or re-establishing natural resources in a manner that promotes the highest degree of environmental protection, while preserving features, materials and finishes from the restoration period. For example, reclaiming a wetland to comply with applicable environmental regulations, while re-establishing the feature as it appeared during the restoration period.	Making environmental protection related modifications that do not provide a reasonable balance between improved environmental conditions and the preservation of features, materials and finishes from the restoration period.

ENERGY EFFICIENCY

Retaining and maintaining those energy-efficient features or parts of features of the landscape from the restoration period. For example, maintaining vegetation from the restoration which performs passive solar energy functions.	Removing or altering those features or parts of features from the restoration period which play an energy-conserving role. For example, removing a historic windbreak.
Improving energy-efficiency of existing features from the restoration period through non-destructive means. For example, utilizing a recirculating system in a fountain rather than uncontrolled discharge to a storm system.	Replacing energy inefficient features from the restoration period rather than improving their energy conservation potential. For example, replacing an entire historic light standard, rather than retrofitting the fixture to be more efficient.

Standards for Reconstruction & Guidelines for Reconstructing Cultural Landscapes

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Standards for Reconstruction

***Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location*

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

Introduction

Whereas the treatment Restoration provides guidance on restoring--or re-creating--cultural landscape features, the **Standards for Reconstruction** and **Guidelines for Reconstructing Cultural Landscapes** address those aspects of treatment necessary to re-create a vanished non-surviving landscape with new material. Much like restoration, the goal is to make the landscape appear as it did at a particular--and most significant--time in history. The difference is that in **Reconstruction**, there is far less (if any) extant historic material prior to treatment and, in some cases, there may be nothing visible. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken treatment.

For this reason, the various steps to be undertaken in **Reconstruction**--from research to new construction--are outlined, without providing the in-depth information offered for the other three treatments. Similarly, because few total landscape

None of the character-defining features of the South Terrace Garden at Monticello, in Charlottesville, Virginia, survived. Field archeology (taking over a decade) combined with documentary resources has resulted in the reconstruction of the garden's bedding areas, (above) stone retaining wall and pavilion, (top right) as well as the orchard, vineyard and berry squares on the adjacent sloping lands. The work was executed with a high level of accuracy. (Thomas Jefferson Memorial Foundation and author, 1996)

GSBS

reconstructions meet the Standards, illustrations are also limited.

Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material. Finally, the reconstructed landscape must be clearly identified as a contemporary re-creation.

● Research and Document Historical Significance

Guidance for the treatment Reconstruction begins with *researching and documenting* the landscape's historical significance to ascertain that its re-creation is essential to the public understanding of the property. Often, another extant historic landscape on, or near the property, can adequately explain the property, together with other interpretive aids. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a landscape, as evolved, is rarely re-created. During this important fact-finding stage, if research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

● Investigate Archeological Resources

Investigating archeological resources is the next area of guidance in the treatment Reconstruction. The goal of physical research is to identify spatial organization and land patterns, features, and materials of the landscape which are essential to an accurate reconstruction, while leaving those archeological resources that are not essential undisturbed. Resources that are not relevant to the project should be preserved in place for future research. The archeological findings and archival materials are then used to document the reconstruction period.

● Identify, Protect and Preserve Extant Historic Features

Closely aligned with archeological research, recommendations are given for *identifying, protecting, and preserving* extant features of the cultural landscape. It is never appropriate to base a Reconstruction upon conjectural plans or designs, or the availability of different features from other landscapes. Thus, any remaining historic features and materials, such as remnants of a foundation, walkway or pond, should be retained, when practical, and incorporated into the reconstruction. The historic as well as new material should be carefully documented to guide future research and treatment. Such documentation could include photographs, measured drawings, and work specifications.

● Reconstruct Non-Surviving Landscapes

After the research and documentation phases, guidance is given for Reconstruction work itself. Features are addressed in general, always emphasizing the need for an accurate depiction; for example, exact duplication of field patterns or installation of a perennial border with exact arrangement and same genus, species and cultivar plants. In the absence of extant historic materials, the objective in reconstruction is to re-create the appearance of the historic landscape for interpretive purposes. Thus, while the use of traditional materials and finishes is always preferred, in some instances, substitute materials may be used if they convey the same visual appearance.

Where non-visible features of the landscape are concerned—such as structural or mechanical systems—it is expected that contemporary materials and technology will be employed.

● Interpret the Reconstructed Landscape

An integral component of Reconstruction is to make clear to the visiting public that the landscape is not authentic; rather, it is a portrayal of the past for interpretive purposes. Thus, the Standards for Reconstruction make clear that the need to identify the treatment through signs, markers or other interpretive tools. Often, a brochure explaining a landscape's history will note its disappearance over time and subsequent reconstruction—and interpreters also offer background so that visitors can understand what they are viewing.

● Accessibility Considerations/Health and Safety Considerations/Environmental Considerations and Energy Efficiency

Code requirements must also be met in Reconstruction projects. For code purposes, a reconstructed landscape may be considered as essentially new construction. Guidance for these sections is also abbreviated, and focuses on achieving design solutions that do not destroy extant historic features and materials or obscure reconstructed features.

Guidelines for Reconstructing Cultural Landscapes

GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

RECONSTRUCT NON-SURVIVING LANDSCAPES

Research and Document Historical Significance

Recommended	*Not Recommended*
Researching and documenting the property's historical significance, focusing on the availability of documentary and physical evidence needed to justify reconstruction of the non-surviving cultural landscape.	Undertaking a reconstruction based on insufficient research so that an historically inaccurate cultural landscape is created. Reconstructing a cultural landscape unnecessarily when an existing landscape adequately reflects or explains the history of the property, the historical event, or has the same associative value. Executing a design for the landscape that was never constructed historically.

Investigate Archeological Resources

Investigating archeological resources to identify and evaluate the spatial organization and land patterns which are essential to the design and/or layout of the landscape.	Failing to identify and evaluate archeological information prior to reconstruction, or destroying extant historical information not relevant to the reconstruction which should be preserved in place.
Minimizing ground disturbance to reduce the possibility of destroying archeological resources.	Operating heavy machinery or equipment in areas where it may disturb archeological resources.

Identify, Protect and Preserve Extant Historic Features

Identifying, protecting and preserving extant historic features of the cultural landscape such as remnants of structures, field patterns, or walkways.	Beginning reconstruction work without first conducting a detailed site investigation to physically substantiate the documentary evidence. Basing a reconstruction on conjectural designs or different features from other cultural landscapes.

SPATIAL ORGANIZATION AND LAND PATTERNS

Reconstructing the historic spatial organization or land patterns, including the size, configuration, proportion and relationship of landscape units; relationship of features to landscape units; and the landscape units themselves. For example, recreating a historic farmstead by reconstructing all of its buildings, structures, furnishings and objects to accurately convey the historic spatial organization and land patterns.	Altering the documented spatial organization or land patterns or relocating extant features so that the historic relationship between the feature and the landscape unit is inaccurately depicted. For example, relocating a statue along an estate's main access after it was recovered from an off-site location.

TOPOGRAPHY

Reconstructing a non-surviving topographic feature to depict the documented historic appearance.	Reconstructing topographic features that cannot be documented historically or for which inadequate documentation exists.

The Privy Garden at Hampton Court, U.K., was originally designed for King William III in 1702. By the mid-nineteenth century, William and Mary's "bosquets" had completely disappeared. Since that time, the formal garden laid out for William III had provided an informal and shady retreat for visitors. As the scholarly basis for the reconstruction, archeology revealed the outlines of the garden. [top and middle] and was coupled with extensive research into the original planting design. The work included the propagation of original holly and yews to allow for in-kind replacement. [bottom and following page] All non-original vegetation from the garden (e.g. relocating trees of horticultural importance from later designs to an off-site nursery) was removed. (author, 1994 and 1995)

VEGETATION

Reconstructing a non-surviving vegetation feature to depict the documented historic appearance. Although historic genus, species and cultivar are preferable, substitute materials may be used as long as they recreate the historic appearance--namely, habit, form, color, texture, bloom, fruit, fragrance, scale and context. For example, reestablishing a lost corn field using a contemporary cultivar having the same habit and growth cycle.

Reconstructing vegetation features that cannot be documented historically or for which inadequate documentation exists. For example, installing a "period" herb garden.

Using substitute materials that do not convey the appearance of the historic vegetation.

Not reconstructing a documented vegetation feature; or replanting a feature but altering its historic appearance.

Failing to identify and interpret the reconstruction of a lost vegetation feature, thus confusing the public understanding.

CIRCULATION

Reconstructing a non-surviving circulation feature to depict the documented historic appearance. Although traditional materials such as masonry, wood, and cinders are preferable, substitute materials may be used as long as they recreate the historical appearance. For example, utilizing a color pigmented concrete with a brushed finish to recreate a swept path.

Reconstructing circulation features that cannot be documented historically or for which inadequate documentation exists.

Using substitute materials that do not convey the appearance of the cultural landscape.

Not reconstructing a documented circulation feature; or, rebuilding a feature but altering its historic design.

Using inappropriate alignment, surface treatment, width, edge, grade, materials or infrastructure that do not convey the historic appearance.

WATER FEATURES

Reconstructing a non-surviving water feature to depict the documented historic appearance. Although traditional materials are preferable, substitute materials may be used as long as they recreate the historical appearance. For example, utilizing contemporary masonry units to re-create a stone-lined boat basin.

Reconstructing water features that cannot be documented historically or for which inadequate documentation exists.

Using substitute materials that do not convey the appearance of the cultural landscape.

Not reconstructing a documented water feature, or rebuilding a feature but altering its historic design.

Using inappropriate shape, edge and bottom construction materials, or water level, movement, sound, and reflective quality that do not convey the historic appearance.

STRUCTURES, FURNISHINGS AND OBJECTS

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.

Reconstructing a structure, furnishing and object that cannot be documented historically or for which inadequate documentation exists.

Using substitute materials that do not convey the original appearance of the cultural landscape.

Interpret the Reconstructed Landscape

Using signs or interpretive markers to identify the building, structure, furnishing or object as a contemporary re-creation. For example, installing new signage along a historic motorway, to identify the reconstruction of a scenic overlook.

Failing to identify and interpret the reconstruction of a structure, furnishing or object as a re-creation, thus confusing the public understanding.

Whereas preservation, rehabilitation, and restoration treatments usually necessitate retrofitting to meet code and energy requirements, in this treatment it is assumed that the reconstructed landscape will be essentially new construction. Thus, only minimal guidance is provided in the following section, although the work must still be assessed for its potential negative impact on the reconstructed landscape.

ACCESSIBILITY CONSIDERATIONS

Taking accessibility requirements into consideration early in the planning stage so that barrier-free access can be provided in a way that is compatible with the reconstruction.

Obscuring or damaging the appearance of the reconstructed landscape in the process of providing barrier-free access.

HEALTH AND SAFETY CONSIDERATIONS

Considering health and safety code requirements early in the planning stage of the project so that work is compatible with the reconstruction. For example, the installation of fire suppression systems or seismic retrofits.

Meeting health and safety requirements without considering their visual impact on the reconstruction.

ENVIRONMENTAL CONSIDERATIONS

Taking environmental protection requirements into consideration early in the planning stage so that desirable environmental conditions can be provided in a way that is compatible with the reconstruction. For example, re-establishing a wetland to comply with applicable environmental regulations, while recreating the feature as it appeared historically.

Obscuring or damaging the appearance of the reconstructed landscape in the process of providing environmental protection.

ENERGY EFFICIENCY

Considering energy efficiency requirements, such as passive solar functions or water conservation methods, early in the planning stage of the project so that work is incorporated into the reconstruction.

Obscuring or damaging the appearance of the reconstructed landscape in the process of providing energy efficiency.

Appendices

ANNOTATED LIST OF SELECTED READINGS

This annotated bibliography includes books, thematic issues of publications, and conference proceedings dedicated to the preservation of cultural landscapes. However, it does not include individual articles or chapters contained in larger publications. For a much expanded bibliography refer to Making Educated Decisions: A Landscape Preservation Bibliography. The bibliography produced by the National Park Service Preservation Assistance Division in 1994 includes over five hundred annotated citations determined by subject, author and geographic indices.

Ahern, Katherine; Blythe, Leslie H. and, Page, Robert R., eds. *Cultural Landscape Bibliography: An Annotated Bibliography on Resources in the National Park System.* Washington D.C.: Park Historic Architecture Division, Cultural Landscape Program, Washington Office, 1992. *A variety of reports since 1940—over 100 studies for seventy parks organized by National Park Service Region. Chronological and park indices bib. illus.*

Anthropology Associates, Ltd. *Earthworks Landscape Management Manual.* U.S. Department of the Interior National Park Service Park Historic Architecture Division. Cultural Resources, Washington, D.C., 1989. *Management strategies and interpretive guidelines to resolve conflicts between preservation requirements and visitor impact on earthwork sites. Applicable to both natural and cultural landscapes. Includes guidelines of generic solutions. bib. illus.*

Andrus, Patrick W. *Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields.* U.S. Department of the Interior. National Park Service Cultural Resources. Interagency Resources Division., Washington, D.C., 1992. 27 pp. *Historical perspective and current status. Rationale for battlefield preservation. Guidance for successful preparation of nominations. Definitions and types. Mapping, field work, setting boundaries, documentation and assessment techniques. Step-by-step process for determining integrity and significance. bib. illus.*

Austin, Richard L., Coordinating ed.; Kane, Thomas, J.; Melnick, Robert Z., Turner, Suzanne Louise. Contributing eds. *The Yearbook of Landscape Architecture Historic Preservation.* New York, New York: Van Nostrand Reinhold Company, 1983. *Twenty articles on the theory, philosophy, and implementation of landscape preservation work in the US. A variety of landscape types and geographic regions are represented.*

Birnbaum, Charles A., ed. "Focus on Landscape Preservation." *Historic Preservation Forum* 7, no.3 (1993): 69 pp. *Presentation of recent advancements with an emphasis on the landscape preservation planning process. bib. illus.*

Birnbaum, Charles A., ed. *The Landscape Universe: Historic Designed Landscape in Context.*, Arnot Hall at Wave Hill, Bronx, New York, 23 April, 1993. United States: The Catalog of Landscape Records at Wave Hill in conjunction with the National Park Service, Preservation Assistance Division, 1993. 113 pp. *Consideration of an individual designer's career canon, extant legacy, design philosophy, in addition to geographic context, prior to treatment work at an individual property. Exploration of a variety of landscape types including estates, cemeteries, residential subdivisions, parks and park systems bib illus.*

Birnbaum, Charles A. *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.* U.S. Department of the Interior. National Park Service Cultural Resources. Preservation Assistance Division., Washington, D.C., (1994)? 20 pp. *Background and definitions. Step-by-step process for preserving historic designed and vernacular landscapes. A framework and guidance for undertaking project work to ensure a balance between historic preservation and change. Research, inventory, documentation, period plans, historic plant inventory, archaeology, analysis treatment, interpretation, maintenance and implementation. bib illus.*

Birnbaum, Charles A., ed. "A Reality Check for Our Nation's Parks." *CRM* 16, no 4 (1993): 44 pp. *National case studies organized under three themes: establishing a context for treatment; planning for treatment; and, treatment implementation. All projects utilize the draft Guidelines for the Treatment of Historic Landscapes.' bib illus*

Birnbaum, Charles A.; Crowder, Lee E., eds. *Pioneers of American Landscape Design: An Annotated Bibliography.* Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, Historic Landscape Initiative, 1993. *Sixty-one biographical profiles. Nearly 1,300 bibliographic citations with location and description of archival collection contents. Introduction relates research to treatment work. illus. 144 pp.*

Birnbaum, Charles A.; Fix, Julie K., eds. *Pioneers of American Landscape Design II: An Annotated Bibliography.* Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services Program, Historic Landscape Initiative, 1995. *Fifty biographical profiles. Nearly 1,200 bibliographic citations with location and description of archival collection contents. illus. 180 pp*

Birnbaum, Charles A.; Page, Robert R., eds. "Thematic Issue on Landscape Interpretation." *CRM* 17, no.7 (1994): 48 pp. *An exploration of research and documentation techniques, interpretive planning tools, the influence of culture values, and innovative projects. Examples from the US, UK, Europe and Australia. bib. illus.*

Bratton, Susan, ed. *Vegetation Change and Historic Landscape Management: Proceedings of the Conference on Science in the National Parks*, Colorado State University, Fort Collins, Colorado, 13-18 July 1986. The George Wright Society and the U.S. National Park Service, 1988. 214 pp. *A variety of park landscapes from across the country. Mostly case study format including documentation, inventory and management. bib illus*

Buggey, Susan, ed. "Special Issue: Conserving Historic Landscapes." *APT Bulletin* 9, no. 3 (1977): 106 pp. *Focus on research and technology challenges from documentation techniques to treatment. illus*

Buggey, Susan, ed. "Special Issue. Conserving Historic Landscapes." *APT Bulletin* 11, no 4 (1979): 132 pp. *Current developments. Unlike the theme issue two years earlier, a greater focus is placed on rural/vernacular landscapes. Examples from the US, UK, Canada and Australia. bib. illus*

Buggey, Susan, ed. "Special Issue: Conserving Historic Landscapes." *APT Bulletin* 24, no 3&4 (1992): 84 pp. *Definitions, principles, planning processes, standards and guidelines. Examples from the U.S. UK, Canada, with supplementary information on relative organizations. bib illus.*

Burns, John and the staff of HABS/HAER, National Park Service, eds. "Recording Historic Landscapes." In *Recording Historic Structures.* Washington, D.C.: The American Institute of Architects Press, 1989. *Predominantly structures. Includes chapter on the documentation of Mt Rainier Hill Park, Wash., D.C. Detailed plans, sections, photographs. bib. illus. pp. 208-219.*

City, Grady, ed. "Whose Time is This Place? The Emerging Science of Garden Preservation." *Landscape Architecture* vol 66, no 3 (1976): *First theme issue of magazine devoted to the topic of landscape preservation.*

Coffin, Margaret. *Guide to Developing a Preservation Maintenance Plan for a Historic Landscape.*, Olmsted Center for Landscape Preservation, Cultural Landscape Publication No. 7, National Park Service, U.S. Department of the Interior, 1996. 55 pp. *Integrating preservation objectives into landscape maintenance operations, and for planning and documenting work. bib illus.*

Comp, T. Allan, ed. *Regional Heritage Areas: Approaches to Sustainable Development.*, National Trust for Historic Preservation, Washington, D.C., 1994. 48 pp. *National overview. Case studies: Southwestern Pennsylvania Heritage Preservation Program, Tennessee Overhill, Southwest Montana, Iowa (Silos and Smokestacks Program), Mississippi Headwaters, and Potomac River Heritage Project Systems examples. French Heritage Parks, Pennsylvania Heritage Parks. National Coalition background, concept, purpose and principles. Annotated state-by-state national guide. bib illus.*

Day, Karen E. *Restoring Vine Coverage to Historic Buildings.*, U.S. Department of the Interior. National Park Service Cultural Resources. Preservation Assistance Division., Washington, D.C., 8 pp. *Tech Note case study of nineteenth century trellis restoration project at Fairfield, Frederick Law Olmsted National Historic Site, Brookline, Mass. Historic background and experimental systems. Types: slanted steel stringers, aircraft cable, modular pipe and combination alternatives. Notes on fabrication, installation, maintenance and findings. Construction details. bib illus.*

Diehl, Janet, Barrett, Thomas S. et al. *The Conservation Easement Handbook: Managing Land Conservation and Historic Preservation Easement Programs.* 4th ed. San Francisco, California/ Washington, D.C.: Trust for Public Land/ Land Trust Alliance, (1995). 288 pp. *Tools to improve land protection efforts. Guidance for operating an easement program. Includes techniques, criteria, compliance issues, compelling land uses, and ethical responsibilities. Appendices: Model easement, IRS requirement checklist and national contacts. illus.*

Frey, Susan Rademacher, ed. "Preservation Leaps the Garden Wall." *Landscape Architecture* 71, no.1 (1981): Second landscape preservation theme issue

Frey, Susan Rademacher, ed.; with O'Donnell, Patricia M. and Melnick, Robert Z. "Preservation: Defining an Ethic." *Landscape Architecture* 77, no 4 (1987): 136 pp. *Third theme issue of magazine. Planning treatment and management issues. Broadening the role of preservation within professional practice bib. illus*

England, Nan Morris, Stephen. *Local Historic Preservation Plans: A Selected Annotated Bibliography.* Washington, D.C., Branch of Preservation Planning, Interagency Resources Division, National Park Service, U.S. Department of the Interior, 1993. *Results of national survey of 1,800 communities. Emphasis on regional diversity, scale variety, scope and linking preservation with community concerns. Includes comprehensive and area preservation plans. Sample plans and charts. illus.*

Gayle, Margot; Look, David W. and, Waite, John G. *Metals in America's Historic Buildings.* Washington, D.C. Preservation Assistance, National Park Service, U.S. Department of the Interior, 1992. *Although the focus of this publication is on structures, the historical survey of metals and strategies for dealing with deterioration and methods of preservation have applications to cultural landscapes.*

Gilbert, Cathy A., Page, Robert R. and, Galen, Susan A. *Preparing Cultural Landscape Reports for Resources in the National Park System.* Washington, D.C.: Park Historic Architecture and Cultural Landscapes Division, Cultural Landscape Program, 1998. *The manual clarifies the purpose and use of the report, and defines its content, process and format. Additionally, technical information is provided on the methodologies and techniques for cultural landscape research, documentation, analysis and treatment.*

Gillings, Kim. *Introduction to Photographing Historic Properties.*, National Trust for Historic Preservation, Washington, D.C., 1992. 16 pp. *Tools, techniques and processes. Artistic and documentary methodologies. Considerations: on-site, selecting film, processing, printing and storage. Focus on structures. Photography standards from the Historic American Buildings Survey (HABS) and the National Register of Historic Places. bib. illus.*

Groth, Paul, ed., Vivian, Cultura and Landscape. Berkeley, California: Department of Landscape Architecture, University of California, Berkeley, 1990. 245 pp. *Interpreting and reading cultural landscapes. Geographically and regionally diverse examples include rural, suburban and urban landscape types bib illus*

Hart, John. *Farming on the Edge: Saving Farmland Forever in Marin County, California.* Berkeley and Los Angeles, California: University of California Press, 1991. 174 pp. *Essays include: Waiting for the End; Back from the Edge; Crisis and Alliance: Something More Permanent; The Land in Trust; Marin the Model, a Grassland History; What Marin County Did (and Didn't Do). illus*

Henry, Susan L. *Protecting Archeological Sites on Private Lands.* Washington, D.C.: National Park Service, Preservation Planning Branch, Interagency Resources Division, 1993. *Archaeological values, regulatory, and non-regulatory strategies. Annotated appendices: protection strategies; the assessment process; seeking expertise; developer liaison; financial assistance; federal laws. bib. illus*

International Symposium on the Conservation of Urban Squares and Parks, Montreal, Canada, 12-15 May 1993. Quebec: Association Des Architectes, 391 pp. *Ninety-three papers from Canada, the United States, United Kingdom, Denmark, New Zealand, Australia, Spain, Turkey, France, Switzerland, Mexico, Malaysia, Italy and Singapore explore the history of urban parks and squares, historical and archaeological research methodologies, site inventories, recording, documentation, analysis, treatment, interpretation, management, maintenance and ecology.*

Jackson, John Brinkerhoff. *Discovering the Vernacular Landscape.* New Haven, Connecticut: Yale University Press, 1984. 165 pp. *A cultural geographer's perspective on interpreting the vernacular landscape. Definitions. Reading landscape types and features including natural spaces, roads, forests, parks and habitats. bib. illus.*

Jester, Thomas C.; Park, Sharon C. *Making Historic Properties Accessible.* U.S. Department of the Interior, National Park Service Cultural Resources Preservation Assistance Division, Washington, D.C., 14 pp. *Planning accessibility modifications and illustrated solutions. Overview of Federal Accessibility Law. Focus on structures, but includes "Making Historic Landscapes Accessible" (Charles A. Birnbaum). bib. illus.*

Keller, J. Timothy; Keller, Genevieve P. *How to Evaluate and Nominate Designed Historic Landscapes.* U.S. Department of the Interior, National Park Service Cultural Resources, Interagency Resources Division, Washington, D.C., 14 pp. *Guidance for successful preparation of nominations for designed historic landscapes. Definitions and types. Field work, research, documentation and assessment techniques. Landscape archaeology. Step-by-step process for determining integrity and significance. National examples. bib, illus.*

Lanome, Ary J., III. *America's Historic Landscapes: Community Power and the Preservation of Four National Historic Sites.* Knoxville, Tennessee: The University of Tennessee Press, 1989. 213 pp. *Landscape and meaning, including a review of literature. Analysis of historic landscapes; "comparative" analysis of landscape meaning and community perspectives. Eastern U.S. case studies: St. Augustine, Fla., Colonial National Historical Park, Va., Sackets Harbor, N.Y., and, Gettysburg, Pa. Review of findings and strategies. bib, illus.*

Land Trust Alliance. The National Trust for Historic Preservation in the United States. *Appraising Easements: Guidelines for Valuation of Historic Preservation and Land Conservation Easements.* 2d ed. Land Trust Alliance and the National Trust for Historic Preservation in the United States, 1990. 82 pp. *The process of easement appraisal. Includes the general principles of valuation, guidelines for appraisal reports, use of professional appraisal approaches, typical easements, and the role of the holding organization. bib.*

Landscape Preservation Seminar. University of Massachusetts at Amherst, 25-26 March 1988. University of Massachusetts at Amherst: Division of Continuing Education, 1988. 69 pp. *Presentation planning and management of a variety of landscape types from parks and gardens, to farms and battlefields. Tools and techniques for research, inventory, documentation, registration, analysis, treatment and management.*

Lee, Sharon, ed. "Historic Gardens." *The Public Garden* 7, no. 3 (1992): 40 pp. *Preservation and management of historic public landscapes with an emphasis on historic plant materials. bib, illus.*

Lind, Brenda. *The Conservation Easement Stewardship Guide: Designing, Monitoring, and Enforcing Easements.* Washington, D.C.: Land Trust Alliance, 1991. 107 pp. *Establishing a program, accepting, documenting, monitoring, enforcing and funding easements. Property owner and community relations. Appendices: rules for record keeping, sample survey and documentation forms, and sample policies. illus.*

Mattran, Shelley S. *The Protection of America's Scenic Byways.* National Trust for Historic Preservation. Washington, D.C., 1993. 20 pp. *Overview of federal and state programs. Threats from tourism and urban sprawl. Preservation planning tools: Corridor Management Plans and incentive programs. Case studies: Lexington-Frankfort, Ky. Scenic Corridor; Red Hills Regions of Ga. and Fla; Brandywine River Valley, Pa; and Columbia River Highway, Oreg. bib., annotated. illus.*

McClelland, Linda Flint and; Keller, J. Timothy; Keller, Genevieve P.; Melnick, Robert Z. *Guidelines for Evaluating and Documenting Rural Historic Landscapes.* U.S. Department of the Interior, National Park Service Cultural Resources, Interagency Resources Division, Washington, D.C., 33 pp. *Guidance for successful preparation of nominations for rural historic landscapes. Definitions and types. Field work, documentation and assessment techniques. Landscape archaeology. Matrix of landscape characteristics. Step-by-step process for determining integrity and significance. National examples. bib. illus.*

McMahon, Edward T.; Watson, A. Elizabeth. *In Search of Collaboration: Historic Preservation and the Environmental Movement.* National Trust for Historic Preservation, Washington, D.C., 1992. 16 pp. *Exploration of common roots, interests and problems: energy conservation, urban environment, transportation, tourism, greenways and heritage corridors. Opportunities: sustainable development, partnerships, sharing tools, planning and programs. Case studies: Lancaster County, Pa.; Bodie State Park, Calif., Fenstermaker Ranch, San Antonio, Tex. illus.*

Meinig, D.W., ed. *The Interpretation of Ordinary Landscapes.* New York and Oxford: Oxford University Press, 1979. 255 pp. *A collection of essays on reading the landscape from a cultural geographer's perspective. Reading landscape types and features including natural spaces, roads, forests, parks and habitats. bib. illus.*

Melnick, Robert Z. with; Sparn, Daniel and; Saxe, Emma Jane. *Cultural Landscapes: Rural Historic Districts in the National Park Service.* Washington, D.C.: National Park Service, 1984. 80 pp. *Identification, evaluation, registration and management of rural landscapes including features, components and patterns. Contents of a Cultural Landscape Report. Appendices: Standards for managing cultural resources (NPS-28), definitions, sources of information. b.b. annotated. illus.*

Melnick, Robert Z. *Cultural and Historic Landscapes: A Selected Bibliography.* Washington, D.C.: National Park Service, 1980. Organized in seven sections: archaeology,

geography, historic preservation, landscape, planning, miscellaneous, and related bibliographies. Focus on vernacular and rural landscape information contained in journals.

Meier, Naomi F.; Gleason, Kathryn Louise. *The Archeology of Garden and Field.* Philadelphia: University of Pennsylvania Press, 1994. 228 pp. *A contributed work with a variety of case studies and strategies for landscape archaeology. Includes inventory and analysis methodologies. bib. illus.*

Mintzyne, Dennis R. *Conserving Outdoor Bronze Sculpture.* U.S. Department of the Interior, National Park Service Cultural Resources, Preservation Assistance Division, Washington, D.C., 1989. 8 pp. *Treatment case study of the Theodorus Kosciuszko Monument, Wash., D.C. with air abrasive cleaning with pulverized walnut shells, followed by applications of corrosion inhibitor and protective wax coatings. Suggestions for maintenance and later evaluations. bib. illus.*

Noble, Bruce J. Jr., Spude, Robert. *Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties.* U.S. Department of the Interior, National Park Service Cultural Resources Interagency Resources Division, Washington, D.C., 1992. 30 pp. *Background and context for mining. Guidance for successful preparation of nominations. Description of processes: extraction, beneficiation and refining. Related property type descriptions. Field work, setting boundaries, documentation, inventory and assessment techniques. Step-by-step process for determining integrity and significance. bib. illus.*

Page, Robert R., ed. "Cultural Landscapes: The Intent and the Tenor of the Times." *CRM* 14, no. 6 (1991): 28 pp. *Highlights a diversity of landscape types and the range of activity underway in the research, documentation, planning, and management. illus.*

Potter, Elisabeth Walton; Boland, Beth M. *Guidelines for Evaluating and Registering Cemeteries and Burial Places.* U.S. Department of the Interior, National Park Service Cultural Resources Interagency Resources Division, Washington, D.C., 33 pp. *American burial customs and cemeteries. Descriptions and types of burial places and their associated features. Guidance for successful preparation of nominations. Mapping, field work, archaeology, photography, setting boundaries, documentation and assessment techniques. Step-by-step process for determining integrity and significance. bib. illus.*

Proceedings of the Canadian Parks Service Reconstruction Workshop, Hull, Quebec, 11-13 March 1992. Canada: National Historic Sites, Parks Service, Environment Canada, 1993. 107 pp. *Proceedings addressing five issues including: Challenges the CPS Faces with Existing Reconstructions; Values of Reconstructions as They Relate to Presentation; What CPS Should Do with its Ageing Reconstructions; Alternatives to Period Reconstruction; and Criteria for Reconstructions in the Future.*

Ramsay, Janet. *How to Record the National Estate Values of Gardens.* Australian Government Publishing Service, Canberra, Australia, 1991. 24 pp. *A guide to identifying, surveying and evaluating condition and integrity of a garden as required by the Commission. Step-by-step process for researching its history, compiling a written narrative and generating plan. Summary of the Australian Heritage Commission Criteria, examples of survey forms and garden layout plans. bib. illus.*

Ramsay, Juliet. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate.* Australian Government Publishing Service, Canberra, Australia, 1991. 54 pp. *To standardize the assessment of nominations, different category classifications are described. To establish common terminology, groups of gardens with similar characteristics, called "types" or "type profiles" are defined with representative examples. Two sections: classification methods; assessment process. Matrix, plans. bib. illus.*

Reilly, Marilou, issue consultant. "Historic Transportation Corridors: A New and Dynamic Element of Historic Preservation." *CRM* 16, no. 11 (1993): 60 pp. *Selected papers from the international conference held in Natchitoches, Louisiana. Tools for identification, documentation, registration, analysis, and management. illus.*

Rogers, Elizabeth Barlow. *Rebuilding Central Park: A Management and Restoration Plan.* Cambridge, Massachusetts and London, U.K.: MIT Press, 1987. 180 pp. *Preservation planning for N.Y.C., N.Y. landmark. Historic overview and detailed methodology for park analysis and later management. Divides park into twenty-two project areas, each with plans and photographs. Overview of Central Park Conservancy. illus.*

Starke, Barry M. *Maymont Park—The Italian Garden.* National Park Service, Washington, D.C., 1990. *Rehabilitation plan for historic Richmond, Va. garden. Plans, sections, specs and details with an emphasis on masonry. bib. illus.*

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Strangstad, Lynette. *A Graveyard Preservation Primer.* 2d ed. Nashville, Tennessee: American Association for State and Local History, 1990. *A "how-to" manual. Inventory, data collection, archaeology, and assessment strategies. Organizational concerns: rubbings, volunteer coordination, public awareness, security, interpretation and funding. Sample survey forms. bib., annotated. illus.*

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DIRECTORY OF ORGANIZATIONS

The National Park Service is in the process of developing a directory of organizations that deal with landscape preservation issues at a national and state level. To date, the holdings include over 300 organizations. The following organizations are only a sampling, produce related materials, and can answer your questions about historic landscape activities.

National Park Service (NPS)
U.S. Department of the Interior
P.O. Box 37127
Washington D.C. 20013-7127
(202) 343-9578

The NPS has a variety of cultural resource programs that address the preservation of the nation's resources, both within and outside the NPS system. The NPS provides both policy and technical information regarding identification, documentation, evaluation, treatment and management of historic landscapes.

American Association for State and Local History (AASLH)
530 Church Street, Suite 600
Nashville, Tennessee 37219
(615) 255-2971

The AASLH supports citizen participation in the preservation of North American history. They provide seminars and workshops, support an annual meeting, a quarterly magazine and a monthly newsletter. In recent years, the AASLH has placed a greater emphasis on landscapes with several papers published on the topic.

American Association of Botanical Gardens and Arboreta (AABGA)
786 Church Road
Wayne, Pennsylvania 19087
(610) 688-1120

The AABGA serves American botanical gardens, arboreta, and their professional staff on behalf of the public and horticulture profession. Membership is varied and includes many historic properties. Most recently the organization has formed a specialized committee that deals specifically with historic landscape and preservation issues.

American Farmland Trust (AFT)
1920 N Street, N.W. Suite 400
Washington, D.C. 20036
(202) 659-5170

The AFT works to protect our national legacy of agricultural resources. Primary goals of AFT include working with communities to prevent the loss of productive farmland, and to promote ideal farming practices. The AFT also administers a revolving loan fund for farmland acquisitions and promotion.

American Planning Association (APA)
1776 Massachusetts Avenue, N.W.
Washington, D.C. 2036
(202) 872-0611

The APA monitors developments in planning, sponsors educational programs, prepares publications, and develops educational policies on planning issues. Several specialized APA committees address a variety of related issues. This includes rural and small town planning and preservation, urban design and historic preservation.

Applied Preservation Technology (APT)
PO Box 3511
Williamsburg, Virginia 23187
(703) 373-1621

APT is involved in the conservation and protection of historic properties and artifact resources. APT holds annual conferences, sponsors workshops, and organizes tours that often feature historic landscapes and landscape preservation issues. The *APT Bulletin* has for over twenty years addressed the topic of landscape preservation.

American Society of Landscape Architects (ASLA)
4401 Connecticut Avenue, N.W.
Washington D.C. 20008-2302
(202) 686-2752

Founded in 1899, ASLA is the professional membership organization for practicing landscape architects in the U.S. In 1970 the ASLA established the Historic Preservation Open Committee (HPOC). To date, the committee has sponsored ten annual landscape preservation symposia and produces the newsletter, *Land & History* two to four times annually.

The Alliance for Historic Landscape Preservation
82 Wall Street
Suite 1105
New York, New York 10005
(608) 256-7585

The Alliance is an inter-disciplinary professional organization which provides a forum for communication and exchange of information among its members. It is dedicated to the preservation and conservation of historic landscapes from formal gardens and public parks to rural expanses.

Catalog of Landscape Records in the United States at Wave Hill
675 West 252nd Street
Bronx, New York 10471
(718) 549-3200

The Catalog is a cumulative index to all documentation for landscapes, past and present. The Catalog's growing database describes the scope, location and content of public and private collections of landscape records in this country. The Catalog publishes a quarterly newsletter and serves as a national clearinghouse on the care, management and placement of landscape records. It is a project of the American Garden and Landscape History Program at Wave Hill.

The Garden Conservancy (TGC)
Box 219
Albany Post Road
Cold Spring, New York 10516
(914) 265-2029

The TGC is a national organization working to preserve America's exceptional gardens. Formed in 1989, the TGC facilitates the transition of gardens from private to independent nonprofit ownership and operation. The TGC is also a resource for individuals and community groups in need of legal, fund-raising, and management assistance to further their own garden preservation projects. Through its educational and garden-visiting programs, the Conservancy serves the public's growing interest in gardens while developing broad support for garden preservation.

The Garden Club of America (GCA)
598 Madison Avenue
New York, New York 10022
(212) 753-8287

Established in 1913, The GCA is a national organization with member clubs from coast to coast and in Hawaii working to improve and protect the quality of the environment, to educate the public and to promote the knowledge and love of gardening. The GCA is concerned with the protection of historic landscapes and has been active in efforts to protect such resources from destruction.

International Council on Monuments and Sites, U.S. Committee (US ICOMOS)
National Building Museum
401 F Street N.W. Room 331
Washington D.C. 20001-2728
(202) 842-1866

US/ICOMOS is one of 60 national committees of ICOMOS. ICOMOS fosters preservation of cultural resources world-wide through an international network and as an advisor to the United Nations Education, Scientific, and Cultural Organization (UNESCO) on World Heritage Sites. The US/ICOMOS Historic Landscape Committee is one of several specialist committees. Established in 1989, the committee promotes investigation and protection of historic landscapes.

Land Trust Alliance (LTA)
900 17th Street N.W., Suite 410
Washington, D.C. 20006-2501
(202) 785-1410

Founded in 1982, the LTA serves as an umbrella group for the land trust movement. The Alliance provides a broad range of services, from insurance for training aimed at helping to strengthen individual land trusts. The LTA acts as the voice for local and regional land conservation groups in its surrounding area. The LTA focuses on public policy issues of direct interest to land trusts, taking on both educational and advocacy roles. The Alliance produces a quarterly journal.

National Association for Olmsted Parks
7315 Wisconsin Avenue, #504 East
Bethesda, Maryland 20815
(202) 362-9511

Founded in 1980, the NAOP is a national network of volunteers and professionals, working to promote and protect the Olmsted legacy. NAOP is a non-profit membership organization. It has local chapters across the nation. It is the leading organization dedicated to preserving the landscapes designed by Olmsted, his successors, and followers.

National Conference of State Historic Preservation Officers
444 North Capitol Street, N.W. Suite 342
Washington D.C. 20001
(202) 624-5465

Each state has a Historic Preservation Officer appointed by the Governor to carry out the National Historic Preservation Act for the Secretary of the Interior. Their responsibilities include conducting cultural resource surveys, preparing comprehensive statewide preservation plans, nominating landscapes to the National Register of Historic Places, reviewing Federal projects for effects on historic landscapes, administering a range of assistance programs, provide public information, offering education and training programs, and furnishing technical assistance to counties, cities and towns in developing local preservation programs.

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington D.C. 20036
(202) 673-4000

The National Trust is a national private, nonprofit organization chartered Congress. Its mission is to foster an appreciation of the diverse character and meaning of our American cultural heritage and to preserve and revitalize the livability of our

communities by leading the nation in saving America's historic environments.

The Nature Conservancy
1800 North Kent Street
Arlington, Virginia 22209
(703) 841-8744

The Conservancy has a primary commitment to the conservation of threatened or endangered species, habitats, and natural communities in the U.S. The Conservancy has also undertaken work in the preservation of historic and cultural resources.

Scenic America
21 DuPont Circle N.W.
Washington, D.C. 20036
(202) 833-4300

Scenic America's mission is to preserve and enhance the scenic character of America's communities and countryside.

The Society for Commercial Archaeology (SCA)
c/o Room 5010
National Museum of American History
Washington, D.C. 20560
(202) 882-5424

The SCA is the oldest national organization devoted to the commercial-built environment. The purpose of SCA is to recognize the unique historical significance of that environment and the cultural landscapes of America, with a particular emphasis on the impact the automobile had on the shaping of our culture.

The Society for Historical Archaeology (SHA)
5250 Cherokee Avenue, 5th Floor
Alexandria, Virginia 22312
(703) 354-6737

Formed in 1967, the SHA is the largest scholarly group concerned with the archaeology of the modern world (A.D. 1400-present). The main focus of the Society is the era since the beginning of European exploration. The SHA promotes scholarly research and the dissemination of knowledge concerning historical archaeology. The Society also is specifically concerned with the identification, excavation, interpretation, and conservation of sites and materials on land and under water. The SHA holds an annual meeting in January and produce a quarterly journal and newsletter.

Vernacular Architecture Forum (VAF)
c/o Peter Kurtze, Secretary
109 Brandon Road
Baltimore, Maryland 21212

In 1980, the VAF was formed to encourage the study of "vernacular architecture"--namely, traditional domestic and agricultural buildings, industrial and commercial structures, twentieth-century suburban houses, settlement patterns, and cultural landscapes. The organization's membership is multidisciplinary and includes historians, designers, archeologists, folklorists, historians, geographers, curators and preservationists. The VAF holds an annual meeting, produces a quarterly newsletter and occasional books.

For sale by the U.S. Government Printing Office
Superintendent of Documents, Mail Stop: SSOP, Washington, D.C. 20402-9328
ISBN 0-16-048709-3

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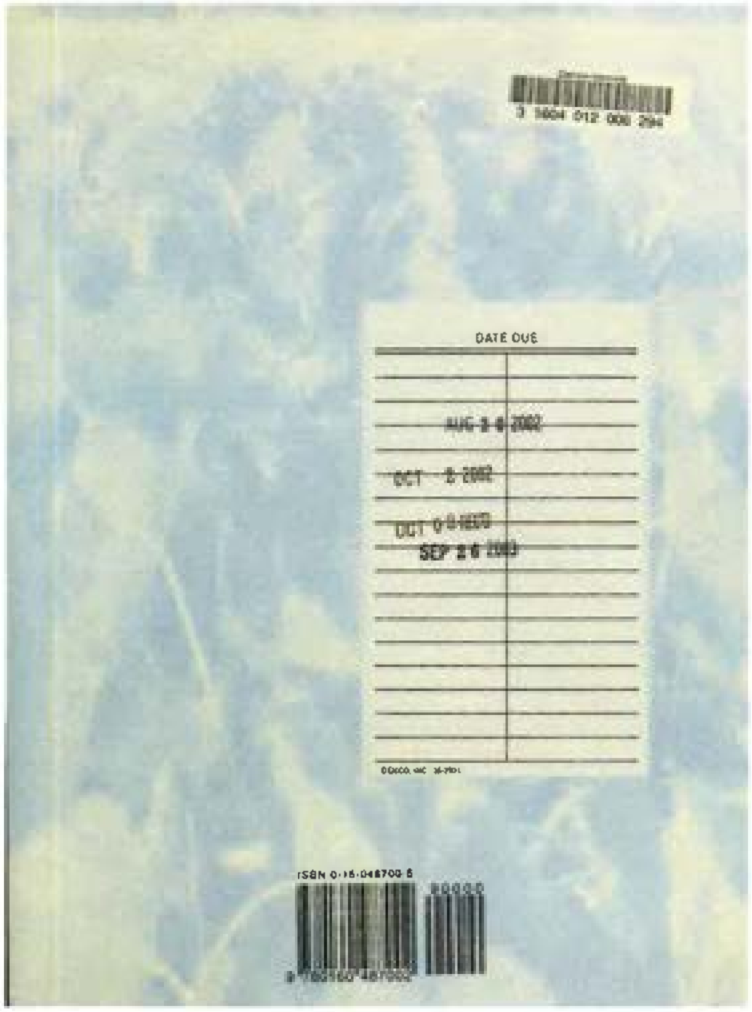
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U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Appendix IV

Utah State Code 9-8-404 Historic Preservation Review

6

Utah Code

Effective 5/12/2020

9-8-404 Agency responsibilities -- State historic preservation officer to comment on undertaking -- Public Lands Policy Coordinating Office may require joint analysis.

(1)

(a) Before approving any undertaking, an agency shall:

(i) take into account the effect of the undertaking on any historic property; and

(ii) provide the state historic preservation officer with a written evaluation of the undertaking's effect on any historic property.

(b) The state historic preservation officer shall provide to the agency a written comment on the agency's determination of effect within 30 days after the day on which the state historic preservation officer receives a written evaluation described in Subsection (1)(a)(ii).

(c) If the written evaluation described in Subsection (1)(a)(ii) demonstrates that there is an adverse effect to a historic property, the agency shall enter into a formal written agreement with the state historic preservation officer describing how each adverse effect will be mitigated before the agency may expend state funds or provide financial assistance for the undertaking.

(d) The state historic preservation officer shall make available to the Public Lands Policy Coordinating Office a list of undertakings on which an agency or federal agency has requested the state historic preservation officer's or the Antiquities Section's advice or consultation.

(e) The Public Lands Policy Coordinating Office may request the joint analysis described in Subsections (2)(c) and (d) of any proposed undertaking on which the state historic preservation officer or Antiquities Section is providing advice or consultation.

(2)

(a) If the state historic preservation officer does not concur with the agency's written evaluation required by Subsection (1)(a)(ii), the state historic preservation officer shall inform the Public Lands Policy Coordinating Office of any objections.

(b) The Public Lands Policy Coordinating Office shall review the state historic preservation officer's objections and determine whether or not to initiate the joint analysis established in Subsections (2)(c) and (d) within 30 days after the day on which the state historic preservation officer informs the Public Lands Policy Coordinating Office of the objections.

(c) If the Public Lands Policy Coordinating Office determines further analysis is necessary, the Public Lands Policy Coordinating Office shall, jointly with the agency and the state historic preservation officer, analyze:

(i) the cost of the undertaking, excluding costs attributable to the identification, potential recovery, or excavation of historic properties;

(ii) the ownership of the land involved;

(iii) the likelihood of the presence and the nature and type of historical properties that may be affected by the expenditure or undertaking; and

(iv) clear and distinct alternatives for the identification, recovery, or excavation of historic properties, including ways to maximize the amount of information recovered and report that information at current standards of scientific rigor.

(d) The Public Lands Policy Coordinating Office, the agency, and the state historic preservation officer shall also consider as part of the joint analysis:

(i) the estimated costs of the alternatives in Subsection (2)(c)(iv) in total and as a percentage of the total cost of the undertaking; and

(ii) at least one plan for the identification, recovery, or excavation of historic properties that does not substantially increase the cost of the proposed undertaking.

(3)

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Utah Code

(a)
(i) If the state historic preservation officer concurs with the agency's evaluation or if the Public Lands Policy Coordinating Office determines that the joint analysis is unnecessary, the state historic preservation officer shall, no later than 30 calendar days after receiving the agency's evaluation, provide formal comments on the agency's evaluation.
(ii) If a joint analysis is conducted, the state historic preservation officer shall provide formal comments on the agency's evaluation no later than 30 calendar days after the conclusion of the joint analysis.
(b) The state historic preservation officer shall ensure that the comments include the results of any joint analysis conducted under Subsection (2).
(c) If a joint analysis is not conducted, the state historic preservation officer's comments may include advice about ways to maximize the amount of historic, scientific, archaeological, anthropological, and educational information recovered, in addition to the physical recovery of artifacts and the reporting of archaeological information at current standards of scientific rigor.

Amended by Chapter 34, 2020 General Session

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Appendix V

Salt Lake City Historic Preservation Plan, 2009

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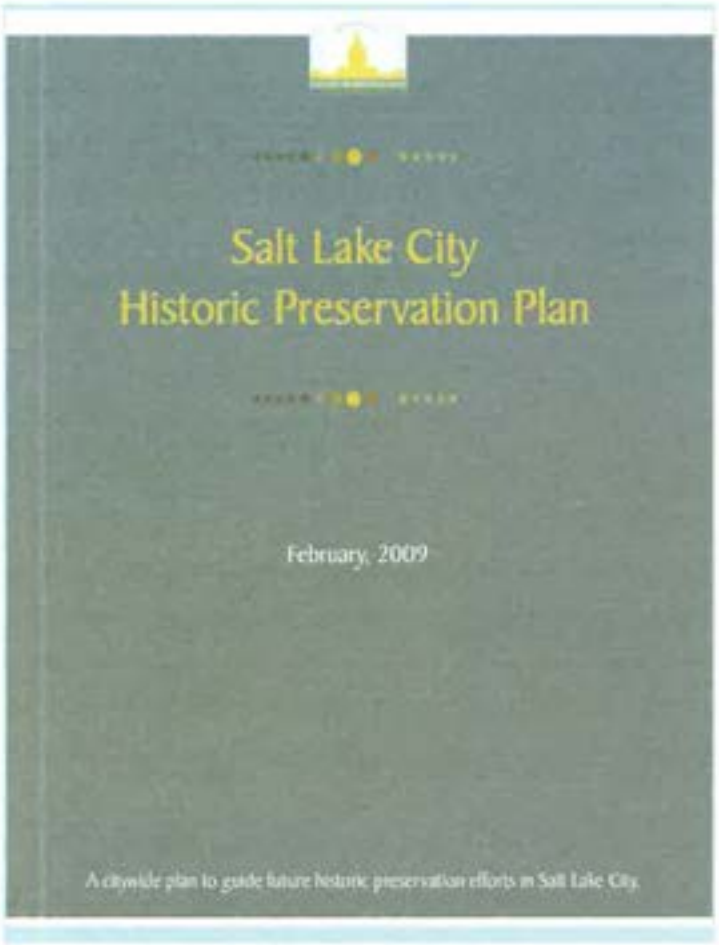

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Introduction

Though a relatively young city, Salt Lake has been identifying and protecting its historic resources much longer than most communities in the West. Salt Lake adopted its first local preservation ordinance in 1976. Since then, the city has established and continually improved an array of tools and programs aimed at protecting the buildings and landscapes from its past – from multiple surveys of historic resources in Salt Lake's neighborhoods, to the establishment of six local historic districts and dozens of Landmark Sites, to design guidelines that direct the character of building projects in the historic districts, to the historic ordinance itself, which has gone through numerous revisions and updates since its original adoption.

The residents and officials of Salt Lake also have cultivated a strong network of public and private partners focused on preserving reminders of the city's heritage, including the community councils, the Utah Heritage Foundation, and the State Historic Preservation Office, plus an established base of city support for preservation located in the planning department.

Today, as Salt Lake continues to grow in size and in geographic reach, the city's older neighborhoods face increasing pressures for redevelopment and infill, presenting both challenges and opportunities. Many stakeholders have questioned the role that historic preservation can should play in a modern, expanding city that faces challenges like an expanding rapid transit system that runs through older neighborhoods, and a new emphasis on green development and sustainability.

This preservation plan represents the city's first effort to think comprehensively about the role that historic preservation plays throughout all of Salt Lake. This plan is intended to be used to inform an array of future decisions, from amendments to master plans, to budget priorities, to site-specific development decisions. This plan will be the key strategic document that will guide preservation activity into the future and strengthen the already successful preservation efforts in Salt Lake City.

This chapter presents the following background and introduction to the rest of the plan document:

- Historic Preservation in Salt Lake City: A Background;
- An overview of the planning process behind the development of this plan; and
- An overview of this plan's contents.

The State Capitol Building is a major landmark in the city. The successful preservation of the city's historic resources will require the joint and ongoing commitment of preservation and planning staff, as well as other City departments, the State Historic Preservation Office, the Utah Heritage Foundation, and other preservation partners.

Historic Preservation in Salt Lake City: A Background

In 1953, the Utah State Legislature passed the Historic District Act acknowledging the importance of the state's historic heritage. Section 11-18-1, Utah Code Annotated, 1953, as amended, declares the counties, cities, and towns of the state possess the power to identify, preserve, protect, and enhance historic and prehistoric areas and sites lying within their jurisdictions. In addition, these governmental entities are empowered to expend public funds for the purpose of identifying, preserving, protecting, and enhancing historic areas and sites.

Salt Lake City adopted a historic preservation ordinance in 1976 in response to grass-roots concerns about the loss of the city's historic buildings and heritage. These concerns were triggered by a number of demolitions of historic structures that occurred in the late 1950s-1960s including the Salt Lake Theater and several mansions along South Temple, although some neighborhoods such as the Avenues and Capitol Hill had already begun to enjoy quiet reinvestment. The ordinance establishes the Historic Landmark Commission (HLC), and provides procedures for designating resources and reviewing development applications that affect historic properties. Three years later, in 1979, the first citywide preservation guidelines were adopted. The American Institute of Architects Interdisciplinary Regional/Urban Design Assistance Teams (R/UDAT) report conducted for the city in 1988 led to significant revisions to the original zoning ordinance adopted in 1995. Most notably, the revised ordinance contained stricter anti-demolition provisions and established the Historic Landmark Commission as an independent commission (it had previously been a committee of the Planning Commission). Four years later, the City Council adopted revised design guidelines – *Design Guidelines for Residential Historic Districts in Salt Lake City*. The revised ordinance and design guidelines both helped to strengthen the city's preservation efforts. Together, these elements constitute what this report refers to as the city's "historic preservation program," which is described in detail in the following section.

Figure 1: Preservation Policy Timeline

PRESERVATION PROGRAM HIGHLIGHTS 1976 - 2009

Properties Currently Protected by the Historic Preservation Program

Since the adoption of the preservation ordinance in 1976, the city has established six local historic districts and designated over 160 sites as local landmarks. The size of the preservation program and number of designated properties means that city preservation staff review a high volume of certificate of appropriateness (COA) applications each year. Over the past five years, staff has reviewed an average of 240 COAs each year, totaling over 1,200 applications.

A Nationally Recognized Preservation Program

Salt Lake has a nationally recognized preservation program. In 2007, the American Planning Association named South Temple one of America's "10 Great Streets" and the White House recognized Salt Lake City as a "Preserve America" community.

A Sampling of Signature Projects

City and County Building (1891)

Significance: Romanesque Revival architecture. Intricately linked to numerous events in state history – for more information visit: www.slcgov.com/utah/ccbuilding/ccbuilding.htm#making_arch_land

Restored: 1986-1989. Over $31 million in total construction costs and furnishings to restore the building including exterior cleaning, seismic retrofitting, and restoration work to the tiling, marble, painting and other interior details.

Trolley Square (1908)

Significance: 1900s electric trolley garage.

Restored: Early 1970s. Remains a nationally noted project example of adaptive reuse of historic structures. Trolley Square is in the midst of another renovation aimed at enhancing the relationship of the historic structures to the surrounding Central City Historic District through expanded retail space and parking.

First Security Bank (1955)

Significance: Utah's first modern building, one of the best examples of internationally-influenced architecture in the state.

Restored: 2004. Restoration generated $2.3 million in historic rehabilitation credits and $1.23 million in new market tax credits. Received a preservation award from Utah Heritage Foundation and the National Preservation Honor Award from the National Trust for Historic Preservation in 2006.

OBJECTIVES OF THIS PLAN

In 2004, the city completed a review of the historic preservation program and decided to pursue a preservation plan to set a unified citywide strategy for preservation activity. The preservation plan, in addition to charting the course for the future, was also intended to address a variety of issues raised by stakeholders. These issues are summarized below in the following three general topic areas:

- Planning and Outreach;
- Historic Resource Inventories and Surveys; and
- Regulations and Incentives.

PLANNING AND OUTREACH

ESTABLISH LONG-TERM VISION AND STRATEGY FOR PRESERVATION PLANNING

Many stakeholders noted the lack of formally established goals and priorities for historic preservation in Salt Lake City, which they felt has resulted in a preservation program that, to some observers, focuses heavily on already-designated properties and districts and does not adequately articulate a "big picture" vision for historic preservation in Salt Lake City. This plan addresses this concern by presenting a clearly defined vision and goals for how preservation interacts with and supports other City goals and activities, including those related to neighborhoods, economic development, transit, and growth.

IMPROVE COORDINATION BETWEEN HISTORIC PRESERVATION AND OTHER CITY PLANS, POLICIES, AND REGULATIONS

The City's planning structure, which emphasizes master planning at the subarea level, has resulted in individual plans that are strongly tailored to neighborhood interests. A concern, however, is that that city's patchwork quilt of master plans do not necessarily allow for easy coordination between competing City policy goals, or for the development of uniform policies across all areas of the city. To some observers, there have been missed opportunities for collaboration between preservation and other city interests, and sometimes preservation interests have been pitted unnecessarily against other worthwhile city goals like economic development and affordable housing.

This preservation plan identifies these planning and policy overlaps and establishes a strategy for resolving inconsistencies and incompatibilities and improving interdepartmental coordination. It also sets priorities for the historic preservation program so that they can be weighed and balanced against other goals and objectives of the city (e.g., increased transit ridership, affordable housing, and redevelopment). The citywide plan will ensure that historic preservation goals can be consistently applied throughout the city, resulting in better protection and a higher level of consistency and predictability.

EXPAND EDUCATION AND OUTREACH

The city currently conducts only limited education and outreach as part of its historic preservation program. This plan identifies additional education and outreach programs that should be offered by the city over time to improve understanding and user-friendliness of historic preservation.

HISTORIC RESOURCE INVENTORIES AND SURVEYS

DEVELOP A STRATEGY FOR FUTURE HISTORIC RESOURCE SURVEYS

Historic resource surveys are a vital tool for informing the community about the types of historic properties that exist and the extent to which such properties maintain their historic integrity. City officials have acknowledged that most survey work has occurred sporadically and been completed in a reactionary, rather than proactive and strategic, manner. In response to the 2004 City Council-led review of the historic preservation program, the city is undertaking new re-surveys to update the information for existing districts. This historic preservation plan builds on this work by providing additional direction about survey and resurvey priorities for the future.

IMPROVE THE UNDERSTANDING OF SALT LAKE CITY'S HISTORIC CONTEXT

The significance of a historic resource today is influenced by the period in which it was established and the role the resource has played in the community over time. Understanding the context in which a particular neighborhood, building, structure, or object was established helps to define the significance of that resource today. In Salt Lake City, past surveys and historic nomination documents have only provided an introductory level of information on the historic contexts of the resources being preserved. The historic preservation plan calls for a coordinated resource framework to help the city and its preservation partners organize and understanding the numerous sites and structures identified in the city.

BROADEN THE FOCUS OF HISTORIC PRESERVATION

Historic preservation in Salt Lake City traditionally has focused on historic districts developed prior to WWII, as well as various architecturally significant individual landmarks. This plan calls for the city to broaden this focus to include thematically related historic resources, as well as those from the recent past.

REGULATIONS AND INCENTIVES

ADOPT A WIDER RANGE OF PRESERVATION TOOLS

The city's preservation regulations consist primarily of the historic district overlay ordinance and the residential district design guidelines, which apply only to locally designated landmarks and locally designated historic districts.

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While these are working generally well, there is a need for a broader range of tools to complement the existing ordinance and guidelines. This plan proposes that the city expand the regulatory tools available for preserving history and character in the city. Specific tools suggested are neighborhood conservation districts and transfer of development rights programs, among others.

ADDRESS CONCERNS WITH THE DEMOLITION PROVISIONS OF THE ORDINANCE

Current demolition provisions of the preservation ordinance, including the economic hardship process, are seen as convoluted and ineffectual. This plan calls for the further evaluation and improvement of the demolition provisions in addition to the work currently underway by staff. It also addresses numerous conditions that contribute to demolitions, such as incompatible underlying zoning.

EVALUATE PROGRAM ADMINISTRATION AND STAFFING NEEDS

The procedures for review and approval of development applications involving historic properties are not clear to the general public, and perceived problems with development review have led some individuals and companies to avoid projects that would involve a local landmark site or property within a historic district. This plan suggests strategies to ensure that program administration offers a level playing field and high degree of transparency to property owners and residents through additional resources to make navigating the process easier, while at the same time allowing an appropriate level of flexibility and creativity.

CONSIDER A WIDER RANGE OF INCENTIVES TO ACHIEVE PRESERVATION OBJECTIVES

Incentives, such as the state and federal tax incentives for the qualifying rehabilitation of historic properties and the Utah Heritage Foundation's revolving loan fund, are valuable tools for preservation. This plan calls for additional incentives – both financial and other – to encourage the preservation of historic properties.

The Planning Process

This plan was developed through an interactive process that involved and incorporated feedback from a variety of groups. In addition to constant and close communication with preservation staff of the Planning Division, public participation in the planning process included the following:

HISTORIC LANDMARK COMMISSION

Regular meetings were held with the Historic Landmark Commission charged with oversight of the planning process to receive their feedback and direction.

HLC Group Photo

The Historic Landmark Commission is the key decision-making body for the historic preservation program of the City.

CITIZEN ADVISORY COMMITTEE

A 17-member Citizen Advisory Committee included citizens representing a range of backgrounds and interests, including preservation architects, historians, and property owners. This volunteer group met regularly during the process to provide feedback on the content of this plan as it was developed.

PUBLIC WORKSHOPS

Two public workshops and one open house were held throughout the plan's development. These were held at the beginning, middle, and end of the process to offer opportunities for the community to define what they would like to see the plan address, help shape the goals and policies for the plan, and then to provide feedback on the draft plan prior to adoption.

CITY WEBSITE

A dedicated page on the city's website, with a presence on the main page, served as a primary method of making plan work products and announcements available to the public for their review. The website also provided a means to submit questions and comments to staff.

ADDITIONAL OUTREACH ACTIVITIES

The planning process also employed a number of additional outreach methods at various times throughout the planning process, including interviews with key preservation stakeholders and city elected officials, surveys widely distributed through the community councils, an ongoing online survey, presentations by staff to various groups, and posters at various locations to advertise the effort was underway and how to find additional information.

Plan Overview

Following this introduction, this plan contains the following chapters and appendices:

2: A VISION FOR HISTORIC PRESERVATION IN SALT LAKE CITY

This chapter contains the five-theme vision statement for historic preservation activity in the city. These themes serve as the basis for the rest of the content and recommendations of the plan.

3: FOSTER A UNIFIED CITY COMMITMENT TO PRESERVATION

This chapter presents an overview of the conditions and dynamics of preservation planning, including a review of the geographic and programmatic overlaps that exist between preservation and other departments and planning activities of the city. The chapter establishes goals and policies for how the city can practice a unified city approach to preservation.

Three workshops and open house events were held during the course of the planning process to garner public input.

4: ADOPT A COMPREHENSIVE PRESERVATION TOOLBOX

This chapter discusses the tools and incentives currently used in the city and presents numerous recommendations for improvements and additions to broaden the regulatory tools and incentives available to support historic preservation.

5: ADMINISTER A CLEAR, CONVENIENT, AND CONSISTENT HISTORIC PRESERVATION PROGRAM

This chapter provides an overview of how the preservation program is administered and recommends ways to improve information sharing, staffing levels, and outreach methods to improve overall user-friendliness and efficiency of the program.

6: INCREASE COMMUNITY PRIDE AND AWARENESS OF HISTORIC PRESERVATION

This chapter reviews current outreach approaches used to support preservation by the city and its preservation partners, and identifies additional recommendations for ofler to further appreciation and understanding of historic resources.

7: SUPPORT A SUSTAINABLE CITY

This chapter highlights ways in which preservation can help further community sustainability in the areas of environment, economy, parks and landscape, transportation, and housing.

8: IMPLEMENTATION ACTION PLAN

This chapter summarizes the actions identified in each of the preceding chapters of the historic preservation plan, and identifies priorities, responsible parties, and potential funding sources for their implementation.

A Vision for Historic Preservation in Salt Lake City

While the city has administered a historic preservation program for more than 30 years, this preservation plan presents the first opportunity to formally define a vision for the program and set long-term, citywide goals and objectives to guide specific actions and decisions.

This chapter summarizes the overall vision for historic preservation in Salt Lake City. This vision statement was developed through an ongoing, collaborative process in which the Historic Landmark Commission, the Citizen Advisory Committee, and city residents all discussed the role they want historic preservation to play in the future life of the city. The vision provides strategic guidance regarding how the city should maintain, strengthen, and expand its preservation activities in a manner that is consistent with other city objectives, in order to identify and maximize mutual benefits.

This vision is expressed through five themes:

1. Foster a Unified City Commitment to Preservation.
2. Adopt a Broad Range of Preservation Tools to Recognize and Protect a Diversity of Resources.
3. Administer a Clear, Convenient, and Consistent Historic Preservation Program.
4. Increase Community Pride, Awareness, and Involvement in Historic Preservation.
5. Support a Sustainable City.

Each of these themes is described below. Following this brief overview, chapters 3 through 7 provide additional background and detail for each theme, and include goals, policies, and actions designed to achieve the vision.

Theme 1: Foster a Unified City Commitment to Preservation.

Salt Lake City builds upon its past historic preservation achievements by continuing to make historic preservation an important city priority. Historic preservation is recognized as a key component of the future growth, economy, character, and appeal of the city and its neighborhoods. Historic preservation goals are consistent and compatible with larger city land use and economic development goals. Historic preservation is integrated into the city's governance culture. All city departments, agencies, boards, and commissions collaborate with historic preservation program staff, communicating their plans and objectives with the aim of seeking potential mutual benefits from each project and investment. City officials lead the charge, fostering a team

The City and County Building

atmosphere in which each department actively supports preservation and all staff, administrators, and board members and commissioners receive the necessary training. Goals, plans, and policies of the city are aligned, eliminating potential conflicts and forging a unified direction. Collaboration extends to community councils, with which the historic preservation program will enjoy a high degree of trust and communication.

Theme 2: Adopt a Complete Range of Preservation Tools to Recognize and Protect a Diversity of Resources.

Salt Lake City has an impressive depth and range of historic resources. The historic preservation program develops and pursues a clear strategy for identifying and protecting a wide range of important resources, including not only older historic districts and landmarks, but also signature resources from the recent past. Also, because preservation has as much to do with preserving the unique character of a place as it does with preserving sites and buildings themselves, the city develops a range of new tools to safeguard the predominant character of established neighborhoods as development and infill take place.

Theme 3: Administer a Clear, Convenient, and Consistent Historic Preservation Program.

Clear and efficient administrative procedures, convenient resources and access to staff, and consistent information on and application of the rules are crucial components to a successful historic preservation program. With the continuous support of the city, and working with other departments where appropriate, the historic preservation program develops the written information resources, streamlined processes, and staffing to administer the program in a clear and timely fashion. The policies of the Historic Preservation Plan establish the short-term and long-term goals and priorities for the program to assist both staff and decision-makers with their respective roles in achieving this component of the vision. In addition, the city will consistently enforce requirements in historic districts to reinforce applicable property owner's participation with the historic preservation program.

Expanding the range of preservation tools, including new design guidelines, is a key priority of this plan.

The Historic Landmark Commission website is currently the primary non-staff method of distributing information and forms for historic preservation.

Theme 4: Increase Community Pride, Awareness, and Involvement in Historic Preservation.

The city clearly and consistently conveys the message that historic preservation is valued in Salt Lake City. Preservation staff works with other city department staff, the Historic Landmark Commission, and other preservation partners to communicate that message. The city and its preservation partners take up the important charge of promoting preservation, creating a wide range of educational materials to increase community pride and awareness of the city's history and how that history relates to the built environment. Residents and visitors are able to easily access information on the rich history of Salt Lake City through a variety of interactive means including the internet, printed materials, interpretive signage, walking tours, videos and other media as appropriate.

Theme 5: Support a Sustainable City.

The city practices historic preservation with an eye towards the future. Preservation is a key tool for achieving the city's goals for economic, environmental, and community sustainability. Historic preservation involves the use and reuse of existing structures, which translates into lower environmental impacts. The city recognizes these environmental benefits of historic preservation and commits to educate about how preservation is green as well as investigate the possibilities of using green building materials, environmentally-responsible landscaping, energy efficiency, and renewable energy generation within historic neighborhoods and downtown. The incorporation of green building practices is encouraged whenever they are compatible with good historic preservation practices.

The National Trust for Historic Preservation's sustainability initiative is an excellent resource for emerging research and practices in the area of historic preservation and community sustainability. Learn more at: http://www.preservationnation.org/issues/sustainability/

Turning a Vision into Actions

The five themes of the vision serve as the foundation upon which this plan is built. Each theme contains goals, policies, and actions that spell out in greater detail how the city will achieve the theme and ultimately the broader vision for historic preservation.

VISION THEMES

The vision is a general statement that describes the desired future for preservation in the city. In this plan, the vision is divided into five themes that collectively convey the vision for the preservation program by describing how different aspects of preservation will function in the future.

GOALS

Goals provide general direction to help guide the city's decisions about public and private investment and development, partnership and coordination arrangements, and activities, and education and outreach to achieve this vision. Goals are supported by more specific policy statements.

POLICIES

Policies are the course of action to achieve the goals. The policies provide guidance for daily decisions to support the implementation of the plan, its vision and goals. It is ultimately the decision-makers' responsibility to weigh and balance seemingly divergent aims of the city (such as redevelopment and preservation) to set an appropriate direction for the city.

ACTIONS

Actions are the specific steps that the city and others must take to implement the goals and policies of the preservation plan.

Foster a Unified City Commitment to Preservation

Historic preservation issues arise every day in the actions and decisions of a variety of Salt Lake officials and agencies. From land use plans for older neighborhoods, to street and sidewalk improvements in historic districts, to redevelopment projects involving up-and-coming historic commercial centers, to planning and maintenance of historic parks, to transit planning along historic commercial corridors - a wide variety of official activities most deal with preservation-related issues in some way. Yet, the plans, policies, and regulations that direct official city activity in each of these areas often are silent regarding preservation, leading to scores of instances every year where preservation interests must be balanced on the fly with other important city goals. All too often, inconsistencies within city plans and policies set up unnecessary conflicts between preservation and other worthwhile city objectives. To some observers, it is unclear how preservation of the past can assist in building a stronger future.

A unified and supportive city commitment to historic preservation is necessary to successfully achieve the objectives of this plan now and in the future. Implementation of this plan will be achieved through many types of changes, including planning, regulations, funding decisions, and day-to-day policy and other decisions across the whole city government. A citywide preservation ethic can be achieved by conveying a clear and consistent message of historic preservation's objectives, opportunities, and benefits to all city officials, departments and agencies. A shared understanding and treatment of preservation across city departments and agencies will be needed to pursue the vision expressed in Theme 1.

The topics covered in this chapter include:

- Citywide Planning
- Interdepartmental Coordination; and
- A Shared Understanding of Preservation's Benefits.

Theme 1: Foster a Unified Commitment to Preservation

Citywide Planning

Overview

While the bulk of Salt Lake's day-to-day preservation activity occurs within the local historic districts, preservation planning has a citywide perspective, owing to the wide distribution of Landmark Sites and also the perpetual, citywide cycle of survey and designation of additional historic properties. The recognition of this citywide scope was a fundamental motivator behind the city's decision to create a citywide preservation plan. An important function of this plan is to illustrate the best means for citywide coordination between the actions and planning activities of the city's various departments, agencies, and partners as they relate to preservation.

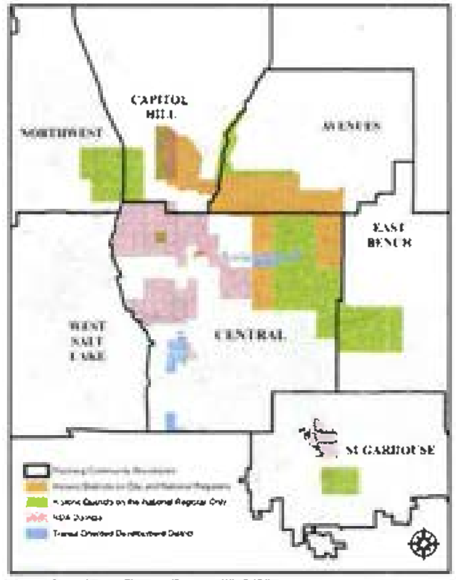
The fact that land use planning in Salt Lake is performed by numerous entities and for several geographies (e.g., by neighborhood, or by functional areas such as transit corridors) has resulted in some plans and policies that are inconsistent with and unsupportive of preservation. For example, existing zoning designations in some cases allow theoretical maximum densities for an historic site that could only be achieved by replacing the designated historic resource. This is somewhat attributable to the fact that, prior to this plan, the city did not have a clear statement of the goals and objectives for preservation with which other plans and policies could align. With a preservation plan now in place, the city will be able to pursue plan updates to identify and rectify problems, such as inappropriate future land use designations for contributing historic structures. It will also be necessary to simply update plans where overlaps with historic preservation exist to integrate the ideas of this plan.

Table 1: Summary of City Plans by Planning Geography

Citywide	Planning Subarea	Specialized Geographies
▪ Housing Plan ▪ Urban Design Element ▪ Transportation Plan ▪ Open Space Plan ▪ Parks and Recreation Plan	▪ Master Plans (including land use plans)	▪ Downtown Plan ▪ TOD corridor planning

In particular, master plans provide perhaps the greatest opportunity to ensure that future Salt Lake planning addresses preservation-related issues on a consistent basis. Master planning in the city is conducted in each of eight planning subareas, rather than citywide. There is little relationship between master plan boundaries and local historic district boundaries.

Figure 2: Location of Historic Districts by City Planning Area



Source: Salt Lake City Planning Division GIS 2007

There are at least two key areas in each master plan in which the city has an opportunity to define more precisely its overall preservation objectives: (1) the setting of goals and priorities for the subarea, which includes a section on historic preservation, and (2) the future land use plan.

- ***Preservation Goals:*** Prior to this planning effort, preservation goals were defined within individual master plans for the eight planning subareas. There is a high degree of variability in how each of these plans has addressed historic resources within its boundaries, and preservation issues generally. (See Table 1 in Appendix 2.) While this plan now establishes a citywide vision and goals, how these are

integrated and interpreted through the individual master plans remains an extremely important function for the successful implementation of this plan.

- ***Future Land Use Plans:*** The master plans each include a future land use plan map, which are intended to strategically direct changes in use and intensity over time. These maps therefore have a huge influence on the city's ability to preserve historic structures and sites. These maps are a blueprint to property owners and development entities as to what development potential to expect for their property in the future. Land use plans that accurately reflect and convey the presence of historic resources in the land use patterns they establish is critical to the long-term viability of historic resources.

Goals, Policies, and Actions

Goal 1.1: Ensure all city plans and policies are compatible with the adopted Historic Preservation Plan.

Policy 1.1a: At all levels of city government, make decisions on historic resources and preservation activities that are in accordance with the Historic Preservation Plan.

Action 1: Decision-Making Priority

The city will use the Historic Preservation Plan to guide decision-making regarding the expansion and maintenance of the historic preservation program and all historic resources. When conflicts arise between the Historic Preservation Plan and other adopted city plans, decision makers should attempt to balance conflicting goals, giving due consideration to the historic preservation goals and policies expressed in this plan, in addition to other city objectives. While all decisions will continue to be made by city officials on a case-by-case basis, factors affecting historic resources (e.g., the potential loss of irreplaceable resources) will be considered.

Policy 1.1b: Update Community Master Plans to reflect the goals and policies in the Historic Preservation Plan, as they relate to the specific planning area.

Action 1: Master Plan Assessment

Review all Community Master Plans for consistency with the Historic Preservation Plan. Establish and update priorities based on degree of compliance with the goals and policies of the Historic Preservation Plan. First priority should be given to updating those plans that have already been identified as having elements that conflict with the Historic Preservation Plan, including the Central City district. Plan updates should identify and address inconsistencies in both the future land use map and also the text, since text changes alone will not be sufficient.

Action 2: Develop Preservation Issues List for Community Master Plans

Establish a list of preservation related issues that all Community Master Plans should address, if applicable to their area, to provide guidance and consistency as the plans are updated. This list should not only address existing and proposed historic resources, but also how such resources relate to the surrounding physical context, such as nearby landscapes, parks, commercial areas, and transit lines and station areas.

Action 3: Establish Annual Priorities and Pursue Funding

Pursue budget funding to update master plans. While budgeting priorities will reflect many factors, emphasis should be placed on updating those plans that are least consistent with the preservation plan.

Policy 1.1c: Update other adopted city plans to ensure consistency with the goals and policies of the Historic Preservation Plan.

Action 1: Citywide Plan Assessment

Review all adopted citywide plans for consistency with the Historic Preservation Plan. Such plans should include, at a minimum: survey and nomination priorities, identification of and objectives for planning overlaps such as transit stations, redevelopment projects, or sites for adaptive reuse and economic development. First priority should be given to updating those plans that have already been identified as having elements that conflict with the goals and policies of the Historic Preservation Plan.

Interdepartmental Coordination

Overview

There are numerous overlaps between preservation activities and the actions and interests of other city departments and agencies. These exist most notably between preservation and Economic Development, Housing and Neighborhood Services, Public services, the Salt Lake City Redevelopment Agency (RDA), and the planning and implementation activities for Trax light rail service. In some cases these overlaps are confined to a specific geography or project, while in others the overlaps are both disperse and perpetual.

Despite these overlaps, there has not been consistent or strong coordination in the past. This lack of coordination has imposed costs on all parities in the form of project delays, loss of good will, and negative public sentiment. The city has much to gain in aligning its policies and actions so to be able to express a unified mission to its residents and avoid unnecessary financial costs. The sections below describe the degree of overlap with each and highlight some of the potential benefits of collaboration.

Table 1: Department Activity Overlaps With Historic Districts

Historic District	Planning Subarea	Other Geographies
Local Districts		DT, TOD, RDA
South Temple	Central	
The Avenues	Avenues	
Exchange Place	Central	Downtown
Capitol Hill	Capitol Hill	RDA
Central City	Central	TOD line and station
University	East Bench	
National Districts		
The Avenues Extension	Avenues	
City Creek Canyon		
Westside Warehouse	Central	Downtown, RDA
Gilmer Park	Central	
Eastside (Bryant & Benson-Douglas)	Central	TOD line and station
Highland Park	Sugarhouse	
Northwest	Northwest and Capitol Hill	TOD line and station (possible)
Capitol Hill Extension	Capitol Hill	
Yalecrest	East Bench	

Economic Development

Economic development and preservation are more often than not mutually supportive interests. Economic development in Salt Lake City can be supported by preservation through additional housing and commercial activity

in historic structures, the integration of neighborhood commercial in historic neighborhoods, offering a downtown that highlights the past as well as the future to create a unique destination, and through increased tourism to the city that results from well-preserved architecture and historic destinations. This overlap is most pronounced in the downtown. Rich in historic resources including the local historic district Exchange Place, numerous landmark sites, and many yet unlandmarked, as well as historic landscapes, the city's downtown is a wonderful opportunity to highlight the city's rich history as the city builds its own unique downtown fabric.

Figure 3: Location of Local Historic Districts and Downtown Planning Area

Source: Salt Lake City Planning Division GIS, 2009

HOUSING AND NEIGHBORHOOD SERVICES

The majority of historic districts in the city, both local and national, are residential neighborhoods. Those in local districts or listed as landmark sites are subject to additional regulations and review through the Historic Landmark Commission for various projects and improvements. Since historic preservation typically increases property values, the long-term viability of these neighborhoods will depend on their ability to achieve a range of size and price points in the housing stock to meet a variety of needs, including those of families, the elderly, and singles. The Housing and Neighborhood Services Department works citywide to address housing needs of workforce and seniors. Its various programs offer opportunities to partner with the historic preservation program to address home maintenance and multi-family housing needs in historic districts and in landmark properties.

PUBLIC SERVICES

Landscapes, streetscapes, and parks each contribute greatly to the aesthetics and human appeal of the built environment. The scale and materials, both hard materials like brick and concrete and plant materials – the species selected, contribute greatly to the resulting streetscape. In historic parks, old trees are often a focal point as well as accessory buildings and features make these stand apart from newer parks and public spaces. Maintaining and repairing these historic landscapes therefore takes a slightly different approach to materials and design than would be appropriate to more modern areas. While some historic landscapes are protected as landmark sites, like Liberty Park or the green associated with the City and County building, clearer guidance on how to treat historic landscapes and an expanded view of which landscapes should be treated as historic will help streamline the management of these landscapes.

REDEVELOPMENT AGENCY

Preservation, by definition, occurs in the oldest portions of the city. These areas are also often viewed as sites for redevelopment. The ability to retain structures is largely related to both the preservation ethic of the city and the degree of difficulty associated with developing projects oriented to a modern business and lifestyle setting in an older structure. Modern adaptive reuse demands can include the reuse of upper floors of an old building in the downtown for residences or the division of a large old home into apartments. Facilitating adaptive reuse of structures and providing guidance as to how best to integrate newer (often higher-density) development with older buildings regardless of use will help promote more adaptive reuse.

The Veterans Memorial in Liberty Park, one of the parks that is protected as a local landmark site by the city

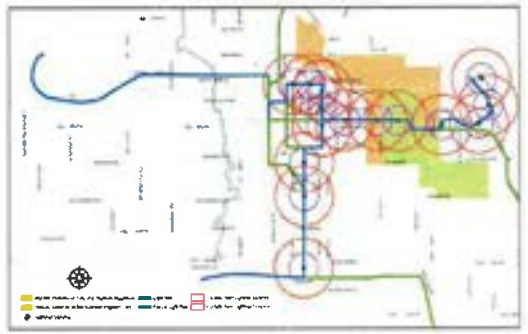
FIGURE 4: LOCATION OF LOCAL HISTORIC DISTRICTS RELATIVE TO RDA PROJECT AREAS

Source: Salt Lake City Planning Division GIS, 2009

LIGHT RAIL TRANSIT SERVICE

Light rail service in the city, added in preparation for hosting the Olympics in 2002, is a great asset and a large step forward to achieving a sustainable transportation system. The rail line connects major destinations in the city including the University, the Downtown, and municipal buildings. In so doing, the rail line and station areas move through historic districts and past landmark sites. Transit-oriented development (TOD) calls for higher levels of density along transit corridors, and especially adjacent to transit stops, to ensure ridership achieves the intended traffic reductions to make the project worthwhile. Where additional density is required in historic districts or near historic structures, new tools and practices can be employed to facilitate achieving net density goals while minimizing impacts to historic resources. While the city will have to make some tough choices in the ½ -mile areas around stations, careful planning between preservation and transit can use new tools and practices to find a balance and retain more of the historic fabric.

FIGURE 5: LOCATION OF LOCAL HISTORIC DISTRICTS RELATIVE TO TRAX STATION AREAS



Source: Salt Lake City Planning Division GIS, 2009

GOALS, POLICIES, AND ACTIONS

Goal 1.2: Ensure all city plans and policies are consistent with the adopted Historic Preservation Plan.

Policy 1.2a: Coordinate regularly with other city departments to ensure compatibility of strategic goals and objectives and to pursue implementation of the Historic Preservation Plan.

Action 1: City Coordination Committee

Create a City Coordination Committee comprised of representatives from various city departments engaged in activities that may affect the implementation of this Historic Preservation Plan. Such agencies should include, at a minimum: Housing and Neighborhood Development, the Redevelopment Agency, Public Services, and the Office of Sustainability and the Environment. The committee should meet regularly (e.g., monthly or quarterly) to ensure that each is aware of the actions of the other and to identify any areas where joint efforts could be pursued by two or more departments.

Action 2: Joint Leadership Representation with RDA

Establish a joint membership requirement to ensure at least one member of the HLC sits on the RDA's Redevelopment Advisory Committee, and vice versa. This will create a venue for consistent coordination of decision-making for these two entities.

Action 3: Coordinate with Economic Development

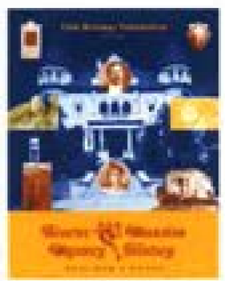
Assign a preservation staff representative to closely coordinate with the Economic Development department to ensure ongoing communication between the two departments. Areas of ongoing dialogue should include, at a minimum, opportunities to develop an increased understanding of the economic benefits of historic preservation, methods for increasing heritage tourism to the city, and opportunities for partnerships between Economic Development and Historic Preservation.

Action 4: Coordinate with Transportation Planning

Assign a preservation staff representative to coordinate with city and state transportation planning efforts, in particular the light rail system expansion and station area planning. The intent should be to ensure compatible development patterns for all transportation facilities, including transit-oriented development (TOD), without eroding the integrity or supply of historic resources in historic districts.

Action 5: Coordinate with City Sustainability Efforts

Assign a preservation staff representative to pursue ongoing coordination with the new Office of Community Sustainability and the Environment in order to strengthen the understanding of the role preservation has in helping the city achieve its sustainability objectives.



The Utah Heritage Foundation provides several guided and self guided tours. Guided tours are geared to school groups and include the Kearns Mansion History Mystery Tour (above) and the City and County Building.

Policy 1.2b: Establish and maintain an ongoing strategy for implementing the Historic Preservation Plan.

Action 1: Annual Action Plan for Implementation

Develop an annual action plan for implementing the Historic Preservation Plan that identifies the actions to be pursued in the coming year. The priorities expressed in the Action Plan Matrix (Chapter 8) should serve as a basis for this priority-setting, with additional items added over time that are consistent with the vision of the plan. The annual plan should include, at a minimum, a funding program to be submitted to City Council for consideration during the annual budgeting process. While this annual action plan will serve as the overarching guide for budgeting decisions, it will not preclude the city's ability to respond to changing circumstances and unforeseen issues or opportunities that may arise during the year.

Action 2: Periodic Implementation Progress Reports

On an ongoing basis, city staff should track the progress of implementing the annual action plan and periodically present status reports to Council and the Historic Landmark Commission.

TRANSIT AND HISTORIC PRESERVATION: AN OPPORTUNITY FOR PARTNERSHIP

Three of the current transit stations in the City are within or along the boundary of a local historic district. The planned extensions to the system generally do not touch or are adjacent to historic districts, with the possible exception of the South Davis line (running on either 400 W or 300 W).

A station area is the ½ -mile area around a transit station. While ideal density numbers vary by community, density is generally encouraged within transit areas, particularly the first ¼ mile from the station to encourage use of the transit system.

Applying Transit-Oriented Development (TOD) Principles in a Historic Context

1. **Offer Attractive and Distinct Station Areas**

   Station area plans should ideally develop unique identities for each station. These identities are largely shaped by the surrounding development context of the station. For example, a station in the central business district may have a different design and development pattern than one next to the University. By appropriately building on the existing context, the station area can serve as a draw and facilitate transit use. The station areas in Salt Lake are designed to be the same general design, with the only defining feature being art. The city made a deliberate decision to make them consistent; however, the art can certainly help to identify the history of a site.

   Historic districts offer an advantage in station area planning in that the historic district already defines a unique identity. TOD planning in these areas should work to build upon this identity by placing a strong emphasis on adaptive reuse and appropriate additions to existing structures. New development should be compatible with the overall identity of the district and use appropriate scale and step-downs in height to transition to the remainder of the district.

2. Create Mixed-Use Activity Centers

The goal of TOD planning is to develop station areas that maximize ridership both day and night. A mix of residential, restaurant and entertainment, office, and retail uses are necessary to achieve this.

The adaptive reuse of historic buildings at station areas can help ensure that interesting, unique architecture is retained and helps form a distinctive draw for each of these activity centers. In some locations, adaptive reuse might be partnered with the transfer of development rights (TDRs) to achieve additional density and to accommodate a broader mix of uses than may have traditionally existed. See the discussion on TDRs in Chapter Four.

3. Promote a People-Friendly Design

Regardless of the architecture or development intensity of a given station area, the overall design and circulation pattern should be pedestrian-friendly. Walkability is a key focus as transit riders are pedestrians before and after departing the light rail car. Station areas should offer multiple routes of safe pedestrian ways with enhancements that promote use of outdoor spaces through outdoor dining and plaza areas for art, gathering, or garden spaces.

Traditional development patterns in older portions of cities and towns tend to already be more pedestrian oriented than more recent developed areas, which tend to be more auto-oriented. Intact and connected sidewalks, large shade trees and detached sidewalks are some of the amenities already in place in historic districts.

4. Manage Parking

Parking to serve the transit station and the development within the transit station area should be well planned for in advance. Parking should be placed on the side or rear of a building, rather than in front of the building, as well as maximize the use of on-street and flexible or shared parking arrangements.

Salt Lake City has an advantage for offering on-street parking given the wide street widths of the original street grid. These spaces should be maximized to reduce the need for additional parking lots as development in station areas intensifies.

A Shared Understanding of Preservation's Benefits

Overview

Historic preservation offers communities numerous economic, social, and environmental benefits. An important component of building citywide support for preservation will be the ability of preservation staff and other preservation advocates to be able to clearly communicate these benefits. In implementing this plan, the city's Planning Division will work to document and maximize the understanding of the various benefits of historic preservation to the city. This will involve, in part, increased outreach from preservation staff, the Historic Landmark Commission, and other preservation partners to help convey and illustrate these benefits. Ideally, preservation will be integrated with and help support other city efforts including the development of transit station areas, meeting housing needs, and strengthening the city's downtown and tourism activity.

Goals, Policies, and Actions

Goal 1.3: Foster a shared understanding of preservation within the city.

Policy 1.3a: Educate city leaders and other departments on the economic, environmental, cultural, and social benefits of historic preservation.

Action 1: Outreach to City Leaders and Other Departments

Create a variety of educational materials to educate city leaders and other departments about the benefits of historic preservation, with the objective of increasing awareness and understanding of the role historic preservation plays in the well-being and prosperity of the city over the long-term. Tools might include, for example, PowerPoint or other types of visual presentations, or a series of online or hard-copy brochures. Where possible, such materials should quantify specific benefits and offer examples of how investments in historic preservation have helped catalyze additional change and investment. The materials should also highlight some examples of win-win relationships between preservation and other departments and agencies.

Action 2: Weave Education into All Preservation Planning Functions

Integrate education about preservation's benefits into all Planning Division functions. For example, include an educational component into the department's annual budget requests.

Policy 1.3b: Increase City department coordination and communication on area-specific projects and objectives.

Action 1: Assign Staff Planning Teams to the Community

Assign a team of preservation staff members to represent geographic planning areas, in order to allow closer coordination with residents and other agencies on projects planned for the area on an ongoing basis. Ensure coordination between the teams and the land use planners assigned to each district, to ensure consistency if questions or needs arise with residents and business owners of a particular district.

Action 2: Develop Property Acquisition Process

Develop a thorough process for the acquisition of historic properties by the city, including up-front planning for future use, resale, renovation, and landmarking (if appropriate), in addition to the actual purchase of the property. In cases where the city will retain ownership, the purchase process should include the development of a plan for the long-term management of the site, and the Property Management Division should be involved and sanction any plans for the site to ensure the feasibility of long-term management.

Action 3: Planning for City-Owned Properties

Engage neighborhoods in discussions about the use of city-owned historic properties (structures, sites, and landscapes) through community council meetings or neighborhood charrettes, as appropriate. Where redevelopment is a potential or desired option, or if one of the RDA or Housing programs could be of assistance to the productive and desired future use of the site, RDA and others should be integrated into the planning discussions to encourage their involvement in the project.

Policy 1.3c: Secure funding to conduct a detailed study of the economic benefits of historic preservation to the city.

Action 1: Study Economic Benefits of Historic Preservation

Identify and apply for funding for an economic benefits study to quantify the value of historic preservation in the city and identify opportunities to increase benefits in the future. Base the study on popular models already developed by states and cities such as long-standing preservation programs such as Colorado, Florida, and Memphis, and Dallas, Texas. This may require more than one study to assess commercial and residential benefits separately. Investigate the potential of University of Utah's involvement via the Economic Research Center of the Family and Urban Studies Department, as well as the Economic Development Corporation of Utah to assist in supporting the effort through donations of time, data, or funding.

Action 2: Understand Mutual Interests

Coordinate the scope of the study with other city economic development efforts to benefit and inform plans and actions of both interests as much as possible.

GSBS

Develop a Comprehensive Preservation Toolbox

In addition to establishing a unified, citywide vision for historic preservation in Salt Lake City, it will be equally important to ensure that a broader and more robust range of policy and regulatory tools is available to effectuate that vision.

Since the beginning of the city's preservation efforts over three decades ago, the community has developed an impressive array of programs and policies for the identification and protection of historic resources. The most important of these tools include an ongoing program of historic resources surveys; a vested set of preservation regulations (consisting primarily of the historic district overlay ordinance and the residential district design guidelines); and a dedicated preservation staff within the planning division charged with administering and enforcing all aspects of the preservation program.

The comments received as part of this planning process agreed that the city's preservation "toolbox" is useful but incomplete. There are opportunities to fine-tune existing programs -- for example, to address concerns related to demolition, economic hardship, and other issues. There also is room for new, complementary initiatives, such as a new strategy to guide future historic resource surveys. A wider range of preservation regulations also is necessary, such as a "transfer" of development rights program, conservation districts, and a wider range of incentives. New design guidelines are necessary for nonresidential development.

This chapter discusses opportunities to fine-tune and broaden the city's preservation "toolbox" in three important categories:

- Historic Resource Surveys,
- Designated Properties (Historic Districts and Landmark Sites), and
- Land Use Regulations and Design Guidelines.

Theme 2: Adopt a Complete Range of Preservation Tools to Recognize and Protect a Diversity of Resources

HISTORIC RESOURCE SURVEYS

OVERVIEW

Historic resource surveys are a vital tool for informing the community about the types of historic properties that exist within Salt Lake and the extent to which such properties maintain their historic integrity. They provide baseline information for evaluating applications for modifications to historic properties. They provide valuable information on the history, architecture, and condition of specific neighborhoods, buildings, sites, and landscapes, and they set the stage for historic designation.

A survey involves the visual examination of a select area or group of properties to determine their historic integrity and significance. In addition to inventorying historic properties, surveys typically rank the resources based on their relative historic significance. Surveys may look for resources from either a geographic or thematic perspective, depending on their objectives (see box, right).

Accurate surveys are vital to a well-functioning historic preservation program in a number of ways. For example, surveys help inform development decisions. At the local level, major land use decisions should be informed by the best available information about the presence or condition of historic resources. This applies not only to decisions specifically affecting historic properties, such as certificates of appropriateness; it also includes rezonings, subdivisions, conditional uses, and any other type of land use activity that might affect a historic building or site. In such situations, it is vital to have up-to-date survey information to ensure that historic resources are protected as development activity moves forward. At the national level, Section 106 of the National Historic Preservation Act requires all federally funded projects to assess their impacts on historic resources.

Survey work can be performed at two levels that differ in the level of detail, expertise, time, and resources needed to complete the work. These two survey methods are described below.

Reconnaissance Survey

The reconnaissance survey, commonly known as a "windshield survey," is an effective way of evaluating large areas to identify potentially eligible properties for local and/or national designation. This survey is conducted by the surveyor briefly looking at each property or resource within a predefined area or related to a historic theme. An experienced surveyor can determine from this level of survey which resources appear to meet the necessary age and integrity standards and which do not. In Utah, the State Historic Preservation Office (SHPO) requires survey documentation to include a brief context description of the survey area from secondary sources to help frame the history of use and development as well as provide a justification of the survey area boundary. In the field, the surveyor documents potential resources on a map of the survey area and then photographs and makes basic notes on the architecture and apparent integrity of a property. Because no research or more detailed fieldwork is completed on individual

While geographic surveys may focus on specific areas such as neighborhoods [illegible], thematic surveys highlight resources by type, such as historic churches, theaters, parks, or apartment buildings.

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resources, the reconnaissance survey offers the benefit of being relatively inexpensive and an effective way of identifying areas where intensive-level survey may be warranted.

Intensive Survey

The intensive-level survey builds upon the results of a reconnaissance survey by involving detailed documentation of each site, building, or structure included in a project. Because of the detailed work and documentation, these are both more expensive and time-consuming. The intensive-level survey typically includes additional photography, enhanced field notes, and archival research to document some history and significance of each resource. This level of survey results in a substantial document (a site form) for each property, where the results of the fieldwork and research are recorded together with a determination of significance.

Surveys are only as useful as they are current. As time passes, surveys become less and less accurate representations of conditions on the ground. The boundaries of historic areas may expand or shrink, and individual properties may lose or gain their historic integrity. Current survey information is needed to capture these changes and allow for the continuing evaluation (and modification if necessary) of district boundaries and lists of contributing structures over time. Accurate information on properties and districts helps ensure that the time and resources of the historic preservation program are efficiently and appropriately directed to the correct locations.

Once a survey is completed, it should be updated periodically to address the ongoing impacts of two dynamic forces: time and maintenance.

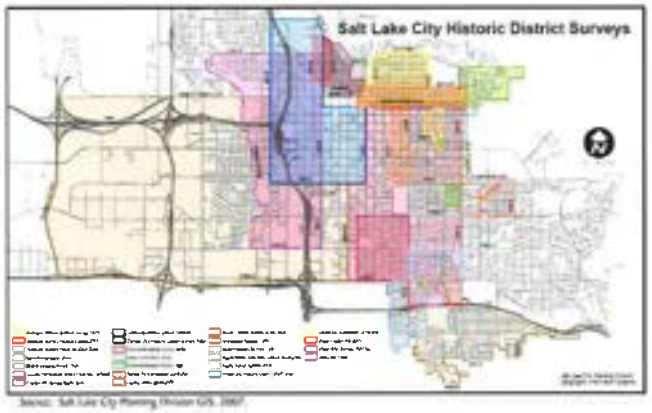
Time: One standard for determining eligibility for historic designation is age, so surveys must be updated periodically to address new properties that meet the 50-year guideline. Further, surveys should be updated periodically to acknowledge that the resources that historians and the public perceive as "historic" and worth preserving may evolve and change over time. Current survey practice tends to recognize a broad range of socio-economic, cultural, and architectural influences that may lead to historic significance, whereas older surveys tended to have a narrower definition of historic significance. Broadly speaking, the older the survey, the less likely it presents an accurate and complete picture of an area's current historic significance.

Maintenance: Over time, property maintenance can impact the status of a historic property.

- A property owner may defer maintenance of their property so that its condition deteriorates and it no longer qualifies as a historically significant or contributing structure.
- A property owner may make an inappropriate alteration to a structure that renders it no longer historically significant or contributing.
- A property owner may make an alteration that rectifies a past modification and enables the structure to now qualify as a historically significant or contributing structure.
- A structure listed in an older survey may have been demolished.

Salt Lake City has completed 24 historic resource surveys to date, with all but the most recent resulting in the designation of either a national or local historic district. A map of the survey areas is shown below.

FIGURE 6: SALT LAKE CITY HISTORIC DISTRICT SURVEYS



Source: Salt Lake City Planning Division GIS, 2007.

The nature of historic resource surveys in Salt Lake City has changed significantly over time. The earliest surveys, from over 30 years ago, were relatively simple and focused on the historic resources with the highest visibility at that time. Since then, surveying has evolved into more of a sophisticated, city-led process that, while sporadic, has focused on a broader range of resources -- from outstanding, high-style individual buildings to large, predominantly vernacular residential neighborhoods.

City officials have acknowledged that most survey work has occurred sporadically and been completed in a reactionary, rather than proactive and strategic, manner. In response to the 2004 City Council-led review of the historic preservation program, the city is undertaking new re-surveys to update the information for existing districts. This planning process builds on this work by providing additional direction about which existing surveys should be updated and areas of the city where new surveys should be undertaken.

The goals, policies, and actions below establish a long-term strategy for identifying, prioritizing, and pursuing additional historic resource surveys, based on the essential role that surveys play in identifying and protecting the city's historic resources.

GOALS, POLICIES, AND ACTIONS

Goal 2.1: Strategically pursue the identification of historic resources through surveys.

Policy 2.1a: Identify and prioritize areas where new surveys are needed.

ACTION 1: ESTABLISH SURVEY CRITERIA

Develop criteria that may be applied on an ongoing basis to determine where new survey work is necessary. Criteria should include, but not be limited to:

- Concentration of potential resources;
- New types of resources not yet protected;
- Possible endangerment of the resource/area (including encroachment from new development);
- Need of survey to precede and inform potential planning or development (including activities by other departments); and
- Presence of public support (for surveys of unlisted resources).

ACTION 2: IDENTIFY AREAS WHERE NEW SURVEYS ARE NEEDED

Based on the survey criteria called for in Action 1, and using the recommendations in Appendix A as a starting list, develop a list of areas where new historic resource surveys are needed. Update the list on at least an annual basis. Use GIS technology as one tool to help identify resources that may have historic value but have not yet been surveyed.

Create a simple and easy to maintain system of tracking suggestions for areas where surveys are needed. Tracking individual sites may facilitate the identification of possible thematic collections to be surveyed or sites to be nominated individually. These priorities will serve as a framework against which preservation staff can weigh and balance survey suggestions to ensure a strategic slate of the preservation program are represented.

Utilize a collaborative process to review and update the list of areas where surveys are needed. Include in the discussions a variety of preservation stakeholders, including City staff, the Historic Landmark Commission, community councils, preservation partners (like the Utah Heritage Foundation), and general public input.

Policy 2.1b: Identify and prioritize areas where survey updates or resurveys are needed.

ACTION 1: ESTABLISH AGE THRESHOLD FOR EXISTING SURVEYS

To ensure that survey information is up-to-date, establish a maximum threshold age for surveys to reach before they should be updated. Up-to-date surveys are an essential tool for informed City decision-making about the context and relative importance of resources in the community. The City will work to ensure that surveys are well-maintained and accurately portray the location and integrity of the city's historic resources. Add re-survey work into the annual survey priority list as necessary (Action 2.1a).

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Action 2: Identify Areas where Resurveys are Needed

Based on the survey criteria called for in Policy 2.1a, and using the recommendations in Appendix A as a starting list, develop a list of areas where updates or complete revisions to existing surveys are needed, because of the age of the survey and/or changed conditions.

Policy 2.1c: Prioritize surveys for funding consideration on an annual basis or semi-annual basis.

Action 1: Identify Short- and Long-Term Survey Funding Priorities

Work with preservation partners and the HLC to develop a list of short- and long-term funding priorities for surveys, based on the list of needed surveys that is called for in Policy 2.1a. Reevaluate funding priorities on an annual or semi-annual basis.

Goal 2.2: Ensure that up-to-date and complete surveys are used to inform preservation decision-making.

Policy 2.2a: Ensure that all future surveys provide adequate information upon which to make informed decisions.

Action 1: Establish a Consistent Format for New Surveys

Ensure that all future surveys share a generally consistent format and structure, and contain the same elements, which should include at a minimum:

- Survey forms and processes approved by the State Historic Preservation Office;
- Digital photographs of all surveyed properties;
- Ratings of significance for each surveyed property; and
- A survey report that includes, among other items, a statement of the historic context of the survey area and recommendations.

Policy 2.2b: Work with the State Historic Preservation Office to establish electronic archives and provide results of surveys and National Register applications on the website.

Action 1: Support Archive Development

Coordinate with SHPO on the development of their electronic archives and assist as necessary to facilitate the development of that resource. Also develop capabilities to place city preservation archives online (e.g., photographs, applications).

Action 2: Promote Electronic Archive Use

Assist with raising awareness of the system and promoting its use once it is up and running. Use the community council newsletters as a principal way of announcing the archive system, as well as brochures and presentations that can be developed in collaboration with the SHPO.

Historic Designation (Districts and Landmark Sites)

Overview

Once identified, historic resources may be nominated for national and/or local historic designation. Local nominations typically occur following completion of a survey and a National Register nomination, though individual property nominations may occur independent of a survey.

Nominations

Property owners, non-profit organizations, or local officials may pursue individual listing of a property at either the national and/or local levels. These nominations are typically driven by pride in and awareness of the historical or architectural significance of a property, and also so the owner can access the associated financial benefits such as tax credits for rehabilitation projects.

Organizations and local officials may also prepare thematic or multiple-property nominations of properties that are connected through a common history, a consistent architectural style, or a similar historic context (a historical theme, geographical area, and chronological period). Nominating a set of related properties can streamline the documentation process, since most resources share a common background that can be described once for the whole group.

Salt Lake has pursued a number of thematic and multiple-property National Register nominations. These encompass a wide array of historic resources, including commercial and public buildings, transportation facilities, and religious institutions. Past National Register nominations include:

- Sugar House Business District MPS (Multiple-Property Survey)
- SLC Business District MRA (Multiple Resource Area)
- Wilford Woodruff Family Historic Residences TR
- U.S. Post Offices in Utah MPS
- Electric Power Plants of Utah MPS
- Perkins Addition Streetcar Suburb TR (Thematic Resources)
- Jewish Synagogues TR
- Public Works Buildings TR
- Historic Resources of SLC MPS (The context name is "Urban Expansion to the Early 20th Century, 1890s to 1930s"; the property type is Urban Apartment Buildings.)

Listing on the National Register of Historic Places

A property owner, organization, or government may nominate a property or district for listing on the National Register of Historic Places by completing the appropriate nomination form and supplying the required documentation. This nomination is submitted to the city's Historic Landmark Commission for recommendation before being forwarded on to the State Historic Preservation Office, which reviews the nomination and notifies the property owner and local jurisdiction of the nomination to allow for public comment. If there is no objection from the owner, or majority of owners in the case of a district, and the property meets the appropriate criteria (see box, right) the SHPO will forward the nomination to the National Park Service for consideration.

Listing on the National Register is honorific. It does not impose any regulations or restrictions on the owner regarding the maintenance of their property, but does qualify the owner to take advantage of federal and state tax incentives as well as the Utah Heritage Foundation's Revolving Loan Fund, if qualified.

Criteria for Listing on the National Register

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in prehistory or history."

Source: http://www.nps.gov/history/nr/listing.htm

The City has 185 individual properties listed on the National Register of Historic Places, including the Utah State Capitol Building, Utah State Fairgrounds, and Temple Square.

The City has 16 National Register districts, including six also listed as local historic districts. Those ten only listed as national historic districts are purely honorific and are not protected under the city's historic preservation zoning and design guidelines like the locally-listed districts. The ten districts only listed on the National Register include:

- The Avenues Extension (1980)
- City Creek Canyon (1980)
- Westside Warehouse (1982)
- Gilmer Park (1996)
- Eastside (Bryant & Bennion-Douglas) (1996-2002)
- Highland Park (1998)

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- Northwest (2001)
- Capitol Hill Extension (2002)
- Valeo-est (2007)

In addition, two more national districts are expected soon: Forest Dale (expected in 2009) and Liberty Wells (expected in 2010).

LISTING ON THE SALT LAKE CITY REGISTER OF CULTURAL RESOURCES

Because local historic designation is technically a zoning map amendment, applications for local designation must meet the standards outlined in the Salt Lake Zoning Code in Section 21A.50.050, *Standards for General Amendments of the Zoning Ordinance*. In addition, the application must meet the specific criteria for historic designation listed in Section 21A.34.020(G) of the ordinance (see box below), which are based on National Register criteria. The same process is used for the local listing of either a landmark or district and includes:

- The property owner or City submits a completed application with all the required information and fees to the Planning Division.
- The Planning Division researches the feasibility of the proposed site for designation.
- A professional architectural and historic survey of the proposed site will be conducted.
- Planning Division staff develops a report analyzing whether the proposed site meets the city's criteria and makes a recommendation to the Historic Landmark Commission.
- The Historic Landmark Commission holds a public hearing on the request to review the proposal and make a recommendation to the Planning Commission.

Criteria for Local Historic Designation in Salt Lake City

1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
   - Events that have made significant contribution to the broad patterns of history; or
   - Lives of persons significant to the history of the City, region, state, or nation; or
   - The distinctive characteristics of a type, period or method of construction, or the work of a notable architect or master craftsman; or
   - Information important in the understanding of the prehistory or history of Salt Lake City;
2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and
3. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.

Source: Salt Lake Zoning Code, Section 21A.34.020(G)2

- The Planning Commission holds a public hearing to review the proposal and makes a recommendation to the City Council.
- The City Council holds a public hearing and makes a final decision on the proposal. (Source: Planning info sheet: "Inclusion of Property on the Salt Lake City Register of Cultural Resources" available on-line at http://www.slcgov.com/CED/HI C/content/Inclusion.asp.)

Designation of a landmark site or district is accomplished by the City Council adopting an ordinance to amend the zoning map for the affected property. This amendment applies the (H) Historic Preservation Overlay District to the property or district. The zoning map amendment process is intended to allow changes in public policy, through a public process involving input from community councils, residents, business and property owners, and historic preservation organizations.

The majority of sites listed individually on the Salt Lake local register were pursued for listing by the city's first preservation planner (added in 1980). This planner proactively approached property owners about listing their properties based on the results of survey work. Recent city policy has tended to favor listing resources on the National Register before pursuing local designation.

Following local designation, all new construction and all exterior changes to designated properties must be reviewed and approved by the Historic Landmark Commission. The Commission may deny demolition of a locally listed structure or a property within a locally designated district. Local designation also makes a property eligible for the Utah Heritage Foundation revolving loan program.

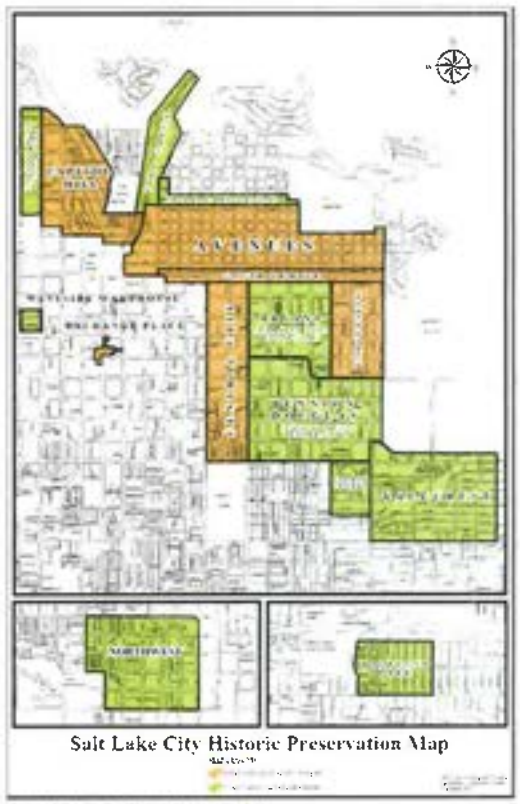
The City has 164 individual properties listed on the local Register of Cultural Resources, including the Rocky Mountain Bell Telephone building, Orpheum Theatre (Promised Valley), and the Fisher Mansion and Carriage House. Eighty four of these properties are listed on both the City Register of Cultural Resources and the National Register. Properties that are listed on both include the Salt Lake City & County Building, Trolley Square, and Pioneer Park.

The City has six locally designated historic districts:

- South Temple (designated in 1977)
- The Avenues (1978)
- Exchange Place (1978)
- Capitol Hill (1982)
- Central City (1991)
- University (1991)

The following goals, policies, and actions establish a long-term strategy for how the city can update, maintain, and expand its list of designated historic resources.

FIGURE 7: HISTORIC DISTRICTS IN SALT LAKE CITY



Source: Salt Lake City Planning Division GIS, 2009

GOALS, POLICIES, AND ACTIONS

Goal 2.3: Ensure the long-term health and viability of existing historic districts.

The City is committed to safeguarding its historic districts to ensure these vibrant neighborhoods remain an asset for the city in years to come.

Policy 2.3a: Evaluate the appropriateness of all historic district boundaries on an ongoing basis, with priority given to locally designated districts.

Action 1: Track Development Activity Near District Boundaries

Use the city's GIS resources to track demolition and other development activity within and near established national and local historic districts to determine when and where areas of conflict are emerging. Possible impacts to the integrity of historic districts may reasonably be expected to arise in areas with pressures for more intense development, such as major roadway corridors, redevelopment areas, and transit station areas.

Policy 2.3b: Refine historic district boundaries as necessary to reflect current conditions.

Action 1: Evaluate Possible District Boundary Changes

On an ongoing basis, work with an inter-departmental coalition and preservation partners to identify and evaluate areas where expansions or changes to the boundaries of existing districts may be necessary to reflect changed conditions, or where historic preservation interests must be balanced with other forces or interests that serve the long-term health and function of the city. Use the recommendations in Appendix A (see box at right) to define priorities for resurvey work.

Action 2: Refine Local District Boundaries

In consultation with the State Historic Preservation Office, pursue changes to existing district boundaries, based on the evaluation in Action 1 above. Pursue boundary changes only where political and property owner support exists for such changes, and where boundary changes would be consistent with adopted local plans. Pursue boundary changes only following new surveys or resurveys of the applicable properties.

Goal 2.4: Protect exemplary groupings of historic properties as local historic districts.

Policy 2.4a: Pursue local historic district listing for significant concentrations of historic properties to ensure their continued protection through the historic preservation program.

Action 1: Identify National Districts Appropriate for Local Listing

Determine which national districts would make good candidates for listing as local districts, and if there is local support by property owners for such a listing. The City has several districts that are designated at the national, but not the local, level. The recommendations in Appendix A of this plan, as well as staff and stakeholder knowledge, will be used to identify national districts to be nominated as local districts.

Action 2: Identify Other Candidate Areas for Local Designation

Work with preservation partners and local residents to identify significant concentrations of historic properties that may qualify for local historic designation.

Action 3: Prepare Local District and Multiple-Property Nominations

Prepare historic district or multiple-property nominations to the Salt Lake City Register of Cultural Resources where significant political and property owner support exists for such listings, and where historic designation would be consistent with locally adopted plans.

Goal 2.5: Protect significant individual properties as designated local Landmark Sites.

Policy 2.5a: Pursue local listing of significant individual properties to ensure their continued protection.

Action 1: Identify Landmark Site Candidates

Work with preservation partners and local residents to identify significant individual historic properties that may qualify for historic designation. The city has many architectural treasures not yet listed as Landmark Sites on the Salt Lake City Register of Cultural Resources. In particular, consider alternatives to the 50-year mark for determining eligibility for historic designation; see box on the following page for more information.

Action 2: Nominate Additional Landmark Sites

Prepare and submit nominations for new Landmark Sites to the Salt Lake City Register of Cultural Resources, with property owner consent.

Action 3: Evaluate Designation Status of Existing Landmark Sites

Survey all current individual Landmark Sites to ensure that they still meet the applicable designation criteria. Submit findings and staff recommendations for updating the list of Landmark Sites in the city. This may be done concurrently with the submission of nominations for new Landmark Sites that were not on the original list.

Policy 2.5b: Designate all eligible City-owned historic properties as Landmark Sites.

Action 1: Pursue Local Listing of City Properties

Prepare and submit nominations to the Salt Lake City Register of Cultural Resources for current City-owned eligible sites.

Action 2: Update City Property Acquisition Process

Designate future eligible City-owned historic properties as Landmark Sites, as the city takes ownership. Integrate a determination of eligibility into the property acquisition process of the city so that the two are done simultaneously.

Goal 2.6: Encourage the listing of significant historic properties on the National Register of Historic Places to complement local designation.

Policy 2.6a: Encourage National Register listing of eligible sites, landscapes, and districts.

Action 1: Encourage National Register Nominations for Properties Identified Through Survey Work

When historic properties are identified through survey work, work with property owners to nominate some properties to the National Register of Historic Places, where they are eligible, and where there is property owner support -- particularly where local designation is unlikely. Nominate eligible thematic collections for listing on the National Register through a multiple-property listing.

Priority Districts for Resurvey

Field research as part of this planning effort identifies the following districts as priority sites for resurvey and boundary evaluation work.

- Central City
- Exchange Place
- Bryant
- Westside Warehouse

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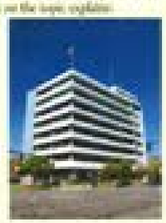
PROTECTING HISTORIC PROPERTIES FROM THE RECENT PAST

A recurring theme in the comments received during this planning process is that Salt Lake should be more assertive in identifying and protecting historic resources from the recent past. Historic preservation traditionally has focused on a fairly strict threshold of 50 years in determining whether or not a property is historically significant. A simple reason for this threshold is because, typically, timeframes of less than 50 years do not allow sufficient insight into whether a property is sufficiently important in the big picture history of the community. In the words of the National Park Service: "The passage of time allows our perceptions to be influenced by education, the judgment of previous decades, and the dispassion of distance." Often, because they are not considered technically eligible for designation, historic resources that are less than 50 years old receive less attention and protection than older landmarks, and are more susceptible to demolition or inappropriate alterations.

There is growing precedent for recognizing historic significance in properties that have not hit the 50-year mark. Some nationally famous examples have included the architecturally significant terminal building at Dulles Airport in Washington, D.C., and Elvis Presley's historically significant Graceland mansion, both of which were placed on the National Register when they were less than 50 years old. The Park Service guide on the topic explains:

> "Fifty years is obviously not the only length of time that defines "historic" or makes an informed, dispassionate judgment possible. It was chosen as a reasonable, perhaps popularly understood span that makes professional evaluation of historical value feasible. The National Register Criteria for Evaluation encourage nomination of recently significant properties if they are of exceptional importance to a community, a State, a region, or the Nation. The criteria do not describe "exceptional," nor should they. Exceptional, by its own definition, cannot be fully catalogued or anticipated. It may reflect the extraordinary impact of a political or social event. It may apply to an entire category of resources so fragile that survivors of any age are unusual. It may be the function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession. It may be reflected in a range of resources for which a community has an unusually strong associative attachment. Thus a complete list of exceptionally significant resources cannot be prepared or precise indicators of exceptional value prescribed."



Salt Lake City Public Safety Building (formerly Mountain Fuel Supply Company Headquarters), 1958, is an example of a significant modern resource that has just recently reached the 50-year milestone.

Other Resources:

- Recent Past Preservation Network: www.recentpast.org
- US Dept Interior, NPS: *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years* (proper cite)
- *Twentieth Century Building Materials: History and Conservation*, Thomas C. Jester, ed., 1995
- Modernism and the Recent Past: www.preservationnation.org/issues/modernism-recent-past/

LAND USE AND DESIGN REGULATIONS

OVERVIEW

The City's preservation regulations consist primarily of the historic district overlay ordinance and the residential district design guidelines, which apply only to locally designated landmarks and locally designated historic districts. The comments received during this planning process indicated that these regulations are working relatively well (except as discussed below), but there is strong interest in developing new, additional tools like design guidelines for non-residential uses (e.g., multi-family, open space, commercial, and institutional uses) as well as neighborhood conservation districts for areas that may not want or qualify for local designation, yet still have character worthy of protection.

This section first provides an overview of the regulatory tools already in place. Following the background summary, the plan provides goals, policies, and actions aimed at making targeted improvements and expansions to the regulatory system.

(H) HISTORIC PRESERVATION OVERLAY DISTRICT

The purpose of the (H) Historic Preservation Overlay District is to protect locally listed landmark sites and historic districts by regulating alterations to and demolitions of landmark sites and properties within historic districts, and new construction in historic districts. The district establishes the following:

- Eligibility criteria for the selection of a local landmark site or historic district;
- Procedures for the establishment of districts and landmark sites, review of alterations to historic properties, district boundaries, revoking local designation status, and issuance of a Certificate of Appropriateness for construction and alterations.
- Standards for issuing a Certificate of Appropriateness for demolition of a landmark site, including a definition of economic hardship and procedures for determining when economic hardship exists.

DESIGN GUIDELINES FOR RESIDENTIAL HISTORIC DISTRICTS

In addition to the regulatory controls established through the overlay district, local historic districts and landmark sites are subject to the *Design Guidelines for Residential Historic Districts in Salt Lake City* (the "design guidelines"). Like the Zoning Ordinance standards, the design guidelines incorporate the nationally recognized *Secretary of the Interior's Standards for Rehabilitation*, but include an expanded explanation, illustrations and photographs, and policy statements pertaining to individual building elements. The design guidelines provide a basis for making decisions about the appropriate treatment of historic properties and compatible new construction. In addition to design guidance, the design guidelines present a catalog of architectural styles present in the city that highlights the date range and key characteristics of each. They also

The design guidelines address renovations, additions, and new construction affecting local landmarks and historic districts.

provide a brief overview and key objectives for each local district in which they apply.

The guidelines focus on key preservation principles:

- Respect the historic design character of the building;
- Seek uses that are compatible with the historic character of the building;
- Protect and maintain significant features and stylish elements;
- Preserve any existing original site features or original building materials and features; and
- Repair deteriorated historic features and replace only those elements that cannot be repaired.

The rehabilitation standards of the design guidelines address site design and landscaping, materials, windows, doors, porches, architectural details, roofs, additions, accessory structures, and seismic design. Property owners must receive a "Certificate of Appropriateness" prior to obtaining a building permit.

GOALS, POLICIES, AND ACTIONS

Goal 2.7: Align City regulations with the goals and policies of this plan.

The City will work to identify and resolve conflicts between current regulations and the implementation of this plan and protection of historic resources in the city.

Policy 2.7a: Ensure that underlying zoning in historic districts is supportive of historic preservation objectives for that area.

Action 1: Assess Underlying Zoning

Assess underlying zoning in historic districts and identify areas where zoning is inconsistent with preservation objectives. This issue is closely related to concerns raised with the demolition and hardship provisions of the ordinance, discussed below under Goal 2.9. Comments received during this planning process indicated that the current demolition and economic hardship provisions of the ordinance are seen as convoluted and ineffectual. In some cases, economic hardship arguments have been successfully used to allow demolition. In many cases, this is the result of underlying zoning that allows uses or densities that greatly exceed the value of the existing structure. A preliminary assessment of this issue indicates that the Central City and University Districts are two priority areas to be examined in this regard.

Action 2: Pursue Zoning Map Amendments

Pursue zoning map amendments to underlying zoning in historic districts where the underlying zoning is determined to be at odds with the long-term preservation objectives for the area.

Policy 2.7b: Refine the building development code to enable historic remodels and adaptive reuse of commercial structures.

Action 1: Assess Building Code Barriers and Conflicts

Work with an interdisciplinary team including builders, architects, preservationists, and others to identify barriers to non-residential and multi-family adaptive reuse projects under current zoning, fire, and building codes, and develop solutions to those barriers through code amendments.

Action 2: Develop Smart Code for Adaptive Reuse

Encourage the building department to work with planning staff in developing an Alternative Rehabilitation Code or "Smart Code" to apply to historic commercial and office buildings to facilitate their adaptive reuse. This should specifically address the barriers and conflicts as identified through action 2.9.b1.

Goal 2.8: Broaden the range of tools available to encourage the preservation of historic properties.

Policy 2.8a: Develop new regulatory tools to help encourage and require the preservation of historic properties.

Action 1: Establish a Conservation Overlay District

Amend the zoning code by establishing a conservation district overlay tool to provide additional flexibility in how communities protect local character. The overlay district will allow review (typically administrative) of development proposals that affect key character-defining features in designated areas. See the text box on the following page for additional information.

Action 2: Develop TDR Programs

Develop one or more programs to allow and support the transfer of development rights to support historic preservation. See the text box below for additional information.

Action 3: Explore Other Tools and Incentives

Explore other tools and incentives as the need arises, to continue to diversify the tools and incentives at the city's disposal to achieve its preservation aims.

CONSERVATION DISTRICTS

What is a Conservation District?

New "conservation districts" might be an appropriate tool for protecting some of the communities in Salt Lake that have special attributes that citizens want to protect. Conservation districts are being considered or have been adopted in a growing number of jurisdictions across the country as one alternative to more stringent preservation district regulations. Communities as diverse as Dallas, Texas (illustrated on this and the following page), Cambridge, Massachusetts, and Portland, Oregon, all have adopted conservation districts, though each district is unique. (Portland also has "conservation landmark" designations for individual properties.) Many conservation districts have been implemented for areas that fall short of meeting the criteria for a local, state, or national historic designation, but which nevertheless have important cultural, visual, or other significance. Some are intended as step-down buffer or transition areas immediately surrounding a protected historic district. Others are directed at preserving the residential character of a neighborhood, maintaining a unique community center, or emphasizing an important cultural element of a community.

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Key Elements of Conservation Districts

- Design flexibility is an important attribute of conservation districts. Whereas the primary purpose of a preservation district is to protect the historic integrity of an area (usually by preventing demolition and requiring appropriate renovation of highly compatible new construction), conservation districts can, depending on how they are drafted, be much more flexible and can allow design elements that might accent or complement a particular neighborhood feature so long as the general character of the area remains intact. Design guidelines in conservation districts generally are not overly detailed and are developed on the basis of specific neighborhood concerns and features, such as building height, lot size, setbacks, and landscaping. (Historic districts go further to also address more specific elements of the buildings themselves such as windows, decorative elements, materials, and colors.) A conservation district could be an appropriate tool to address concerns such as encroachment of commercial uses into residential areas, by imposing some limited design and development standards designed to preserve the existing character of the area. The conservation district could be a good tool for allowing infill development that is consistent with established neighborhood design (contextual setbacks, shape of building, pitch of roof, etc.).
- The sponsoring group typically develops a plan or study that details the proposed conservation district with a map, neighborhood history, defining characteristics, issues the district is intended to address, and design guidelines to be instituted through the district.
- The process for creating conservation districts can be voluntary. The voluntary nature of the district means that it would be applied in areas where residents care strongly about their neighborhoods, and thus much of the district's provisions would be self-enforced.
- Administration of conservation districts is typically kept as simple as possible – using existing procedures of underlying zoning and allowing staff review of most proposals in conservation districts. This keeps the mechanics streamlined and does not place a review volume burden on official boards and commissions which, over time, could result in an unwillingness or inability to support additional conservation districts.

In Salt Lake, the Sugarhouse and Gilmer Park neighborhoods have been suggested as possible areas to consider conservation districts.

TRANSFER OF DEVELOPMENT RIGHTS

What is a Transfer of Development Rights Program?

Transfer of development right (TDR) programs treat development potential as a commodity that can be transferred (often for a price) between designated sending and receiving areas. In the case of preservation, such programs can be used to transfer density from historic buildings to other properties in the city. The purchase of the development rights associated with a historic property preserves the property and compensates the property owner for the foregone development potential. The purchaser of the rights is then able to develop their property at a higher density or intensity than would otherwise have been allowed. The system is designed to reduce redevelopment pressure on historic landmarks by allowing unused development potential to be transferred. The landmark owner may generate additional income by selling development rights to the owner or developer of the receiving site.

This win-win relationship and use of the market system make TDRs popular in concept. While a valuable tool, much care must be taken in crafting the programs to achieve their intended purpose and to be as administratively simple as possible. Many communities nationwide have used TDR programs to support historic preservation, including San Francisco and New York City. In Salt Lake, the City in the past has supported transfers of development rights in a preservation context – for example, with the Hotel Monaco downtown. In another example, Portland, Oregon, allows the transfer of unused density or floor area ratio (FAR) from a historic landmark to another location in certain multi-family and nonresidential zoning districts. Density or FAR may be transferred within the neighborhood where the landmark is located or to any site within two miles of the landmark.

TDR Sending and Receiving Areas

A TDR program, which deals with shifting density around to different locations in the city, should be developed to achieve a desired result in overall built form. It is therefore critical to have a big-picture idea of the goals for preservation as well as how transfers could help facilitate other efforts in the city. The following are some potential TDR sending-receiving relationships.

Economic Development
- Sending: Local historic districts or landmark sites (city-wide)
- Receiving: Predefined target area or areas in the Downtown where additional density may be desired

Housing
- Sending: Local historic districts or landmark sites (city-wide)
- Receiving: Predefined historic or eligible buildings suitable for adaptive reuse or expansion to accommodate affordable housing

Redevelopment
- Sending: Local historic districts or landmark sites
- Receiving: RDA project areas

Light Rail Transit
- Sending: Historic properties within a prescribed distance of the receiving transit station area
- Receiving: Predefined transit station areas

Define Boundaries with Market Realities in Mind

As a market-based tool, it is essential to the success of any TDR program to define sending and receiving area boundaries with a number of factors in mind:

- **Demand:** Market demand of the development in the receiving areas.
- **Incentive:** Level of additional density allowed in the receiving area.
- **Supply:** Credits available from sending areas should be scaled correctly so that the market is not flooded and benefits can be directed in a meaningful manner.

Reassess and Refine

Any TDR program should build in a review period to assess its function and make any necessary "tune ups." If any unintended outcomes have occurred, or if the system becomes too complex, the City should seek to diagnose the program structure and components to better direct the use of the system. Likewise, if market assumptions were incorrect and the market is either under- or over-performing, adjustments in the supply and demand side of the credits should be made.

Policy 2.8b: Develop a wide range of incentives to encourage the protection of historic properties.

ACTION 1: EDUCATE ABOUT EXISTING INCENTIVES

Educate property owners about existing incentives to increase participation in these programs. Work with SHPO as necessary to clarify the procedures for tax incentives to make this process more user-friendly. For more information on tax incentives and low-interest loans for rehabilitation, see the table below.

ACTION 2: IMPROVE PRESERVATION PROGRAM INCENTIVES TO PROPERTY OWNERS

Identify potential new incentives to make the preservation of historic properties more appealing and less burdensome to a wider variety of property owners. Incentives the city may wish to consider include, but are not limited to, the following:

- Offer incentives within the city Housing programs to encourage their projects to follow preservation standards when dealing with historic properties or areas.
- Work with RDA to create incentives for preservation-oriented projects in redevelopment districts.
- Expedite application processing for projects that adhere to preservation standards.

TABLE 2: SUMMARY OF POTENTIAL FUNDING SOURCES FOR HISTORIC PRESERVATION PROJECTS

Name	Offered By	Available To	Description	Scale
Tax Credits				
Federal Income Tax Credit (established 1976)	National Parks Service (National Trust for Historic Preservation) via SHPO	Property owners of income-producing structures (residential properties and commercial properties)	• Income tax credit for up to 20% of eligible rehabilitation improvements; and • Minimum investment must exceed pre-rehabilitation value of the building over 2-5 years, depending on magnitude of project.	National
State Income Tax Credit (established 1993)	Utah State Historical Society (SHPO)	Residential properties (owner-occupied and non-owner occupied)	• 20% income tax credit for eligible rehabilitations; and • Minimum investment of $10,000 over 3 years.	State
New Market Tax Credit (NMTC) (established 2000)	National Trust Community Investment Corporation (NTCIC)	Historic commercial rehabilitation projects in a census tract with a 20% poverty rate or household incomes at or below 80% of the area median (or statewide median, if lower).	• Equity investments funneled to qualified real estate projects from the Community Development Entity (in this case NTCIC) to private, public, and non-profit entities. • Provide an investment tax credit to investors to the CDE of 39% on equity earned over a 7-year period. • The NMTC can be claimed in conjunction with Federal and State income tax credits (a practice called twinning).	National

Name	Offered By	Available To	Description	Scale
Government Funding				
Pioneer Communities / Main Street Program	Governor's Office of Economic Development	Cities and towns Currently not used by Salt Lake City or in Utah	• Building rehabilitation; • Streetscape and public improvement planning and design; • Marketing and promotion planning and implementation; • Business development planning and implementation; and • Organizational development.	State, National
Community Development Block Grants (CDBG)	Federal Government	Eligible communities across the US[1] 70% of all funds must be used for projects benefiting low and medium-income residents of the community. Communities typically use funding to augment the operating budgets for a variety of departments and programs including housing, redevelopment, parks and transportation.	• Acquisition of real property; • Relocation and demolition; • Rehabilitation of residential and non-residential structures; • Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes; • Public services, within certain limits; • Activities relating to energy conservation and renewable energy resources; and • Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.	National, City
Loans				
Revolving Loan Fund	Utah Heritage Foundation	Owners of National Register or local register properties or contributing structures in a national historic district.	• For exterior structural improvements and interior systems improvements. • Five year loans with an interest rate fixed at half of prime.	State, City
Grants				
Preserve America	Preserve America (White House Administration Initiative)	Designated "Preserve America" communities. The City became a Preserve America community in 2007.	• Bolster local heritage preservation efforts; • Support better integration of heritage preservation and economic development; and • Foster and enhance intergovernmental and public-private partnerships to accomplish these goals.	National
Utah Cultural Heritage Tourism Grants	Utah State Historical Society (SHPO)	Cities, towns, counties, non-profit cultural organizations.	• Grant awards up to $10,000 in a given year. • All grants require a one-to-one local financial match. • Grants aimed at proposals that will increase heritage tourism in Utah, including activities that will increase knowledge, employment, attendance, income, and participation.	State

[1] Salt Lake City, as a city with over 50,000 people, is an entitlement community meaning it received CDBG funding on an annual basis. The CDBG award amount is determined by one of two formulas that weight the more prominent variable – population or age of housing stock.

Name	Offered By	Available To	Description	Scale
Certified Local Government (CLG) Grants	Utah State Historical Society (SHPO)	CLG cities, towns, and counties	• Conducting architectural and archaeological surveys • Nominating properties to the National Register of Historic Places • Printing walking tour booklets • Preparing feasibility studies and working drawings for property improvements • Rehabilitating National Register properties	State
Utah Cemetery Inventory Project	Utah State Historical Society (SHPO)	Local cemeteries and local groups	• Grants for inventory database and GIS cemetery inventory development • All grants require a one-to-one local financial match	State
Save America's Treasures	National Trust for Historic Preservation, National Park Service, President's Committee on the Arts and Humanities	Non-profits, federal organizations, state and local governments, federally recognized Indian tribes	• Federal matching grants, must have dollar-for-dollar match to grant award amount • Historic property rehabilitation grants start at a $25,000 minimum and have a $700,000 maximum. • For use on sites or collections of national historic significance	National
Building Renovation Loan Program	Redevelopment Agency (RDA)	Property owners in the central business district and Sugarhouse project areas	• Up to 50% on interest project loan for façade restoration, system upgrades, or residential conversions of upper floors of commercial structures	RDA Central Business and Sugarhouse project areas
Building Renovation Loan Program for High Performance Buildings	Redevelopment Agency (RDA)	Building owners in eligible project area	• No interest loan upon proof of project LEED certification for up to 50% of the total renovation costs	Designated RDA project areas in the city
Historic Preservation Tax Increment Reimbursement Program	Redevelopment Agency (RDA)	Buildings on the state and City historic register	• RDA reimburses owners up to 50% tax increment generated from renovation development provided exterior of structure is retained to a degree approved by SHPO and HLC	RDA Depot District project areas
HGTV Restore America	National Trust for Historic Preservation and HGTV		• http://www.nationaltrust.org/restore_america.cfm	National
Johanna Favrot Fund for Historic Preservation and Cynthia Woods Mitchell Fund for Historic Interiors	Johanna Favrot Fund Cynthia Woods Mitchell Fund for Historic Interiors	National Historic Landmarks	• Matching grants to nonprofit organizations and public agencies grants for projects that contribute to preservation or recapture an authentic sense of place	National
National Trust Preservation Funds (formerly Preservation Services Funds)	National Trust for Historic Preservation	Non-profits, public agencies	• Two types of assistance: matching grants for preservation planning and education efforts and intervention funds for preservation emergencies	National

Name	Offered By	Available To	Description	Scale
Easements				
Preservation Easements	Utah Heritage Foundation	Historic property owners	• A conservation easement that protects the historic, architectural, or archeological significance of a property through a private legal easement that gives partial rights to the property to a qualified easement holder for a predetermined duration. • Protects against changes that would be inconsistent with the preservation of the property (demolition, inappropriate alterations, etc). • Qualifies the donor for a charitable contribution tax deduction for the assessed value of the easement.	State

Goal 2.9: Offer economic hardship and demolition provisions that achieve their intended purpose.

Comments received during this planning process indicated that the current demolition provisions of the ordinance, including economic hardship process, are seen as convoluted and ineffectual. In some cases, economic hardship arguments have been successfully used to allow demolition. In many cases, this is the result of underlying zoning that allows uses or densities that greatly exceed the value of the existing structure. Other conditions contributing to demolition include the practice of "demolition by neglect" whereby the owner allows the structure to deteriorate until the cost to repair it is high enough to qualify for demolition, or complications and costs associated with securing a structure against seismic activity. The following policies and actions identify how these regulations should be altered in the future to address these concerns.

Policy 2.9a: Pursue targeted modifications to preservation ordinance to address concerns with demolition and economic hardship.

ACTION 1: MAKE TARGETED ORDINANCE REVISIONS

Make immediate modifications to the economic hardship provisions of the ordinance to address those issues that have already identified by staff review.

- Replace the Economic Review Panel with a specialist hired by the city and kept on retainer.
- Establish a completeness requirement, and prohibit the processing of incomplete applications.
- Assess valuation prior to land assembly to avoid inflated values.

ACTION 2: EXAMINE BEST PRACTICES AND LESSONS LEARNED

Explore best practices for how comparable communities address the issue of demolition and neglect and the economic hardship process. Develop recommendations for how the city could maintain a strong economic hardship process, while revising its process to best fit the Salt Lake City context.

Policy 2.9b: Adopt stronger standards to prevent demolition of historic resources by neglect.

ACTION 1: CREATE INTERIM PROTECTION MEASURES

Revise the historic overlay district to allow an option for the Historic Landmark Commission to place a property of notable significance to the city and/or a contributing structure in a local historic district to provide the city with a grace period during which economically viable alternatives to demolition of the site can be explored. In the case of residential properties converting to non-residential uses, any interim protection measure should consider the provision already in place via the Housing Advisory Board to ensure any new measures are compatible with existing rules and procedures.

ACTION 2: IDENTIFY AND ADDRESS DEFICIENCIES

Amend the ordinance by drafting new standards to prohibit demolition of historic resources by neglect. Ensure this process considers and identifies alternate or carrot-and-stick approaches to those situations where physical or economic constraints are preventing maintenance. These cases should be documented and presented to relevant departments or agencies of the city with the intent of developing collaborative programs to address service gaps for populations in need (see 5.7c.2). Ensure that sufficient staff administration and enforcement resources are available to implement any adopted new regulations.

Goal 2.10: Refine existing design guidelines and create new guidelines to address multi-family and non-residential development and properties in local historic districts and Local Landmark Sites.

The City will work to refine the current residential design guidelines as needed to ensure they are clear and complete to appropriately guide infill and alterations in local historic districts and to local Landmark Sites. The City will work to develop design guidelines to address multi-family and non-residential structures in historic districts and sites that can be used in conjunction with the residential design guidelines to ensure appropriate preservation and infill of all types of development and renovation in historic districts.

Policy 2.10a: Refine portions of design guidelines addressing new construction in order to offer a greater degree of guidance and clarity for how to achieve compatibility while retaining a degree of flexibility for the property owner.

ACTION 1: UPDATE AND CLARIFY NEW CONSTRUCTION REQUIREMENTS

Identify problematic areas in the current residential design guidelines for new construction and make necessary revisions to resolve them. This includes the addition of any related definitions or graphics to help clarify the intent of the guidelines so they can be more consistently applied. Items to be addressed in these revisions include, at a minimum, the measurement of height, particularly in cases of sloped properties, and clearer guidance on allowable materials.

ACTION 2: ALIGN DESIGN GUIDELINES

As the city develops new sets of design guidelines as called for in this plan, close attention should be paid to ensure that all requirements are compatible. This is especially important where new construction is not of the same use as the other surrounding uses such as the addition of a neighborhood commercial area in a historic neighborhood.

Policy 2.10b: Refine the design guidelines to better address the protection of historic signs, such as historic business signage, within local districts or on local Landmark Sites.

ACTION 1: ENCOURAGE THE RETENTION OF HISTORIC SIGNS

Refine the rules for signage to ensure that a business can both advertise its own presence through the use of a sign while still retaining the historic sign in place on the building. The design guidelines will need to address sign placement and design to ensure that both signs can be kept without the building looking cluttered or inhibiting the current business from appropriately denoting its presence.

Policy 2.10c: Add provisions to the design guidelines to address appropriate new business signage in local historic districts and on local Landmark Sites.

ACTION 1: DEVELOP DESIGN GUIDELINES FOR NEW SIGNS

Develop design guidelines for new signs in local historic districts and on local landmark sites to ensure they are compatible with the character of and do not diminish the integrity of the historic area or structure.

Policy 2.10d: Develop multi-family design guidelines to address apartment renovations and conversions within historic districts or landmark sites and appropriate infill development of new multi-family buildings within local historic districts.

ACTION 1: CREATE MULTI-FAMILY DESIGN GUIDELINES

Create design guidelines for multi-family development in historic areas to help the city meet long-term housing supply needs.

Policy 2.10e: Develop non-residential design guidelines to apply to commercial, institutional, industrial, and parks and open space areas within local historic districts and landmark sites.

ACTION 1: DEVELOP NON-RESIDENTIAL DESIGN GUIDELINES

Develop design guidelines for non-residential development to apply to both updates to existing structures in historic districts or non-residential Landmark Sites as well as the addition of new non-residential structures or parks in local historic districts. This will enable local districts and landmark sites to better manage alterations and improvements to non-single family residential structures.

GSBS

Administer a Convenient and Consistent Historic Preservation Program

Administration of the city's historic preservation program owes much to the daily efforts of the Historic Landmark Commission and the planning staff. These two groups assist property owners with the application process and the design guidelines, as well as ultimately conducting application review for properties subject to the Historic Overlay District and design guidelines described in the previous chapter.

Together, these two groups manage the majority of program responsibilities. The first half of this chapter discusses the HLC, and the preservation staff is discussed in the following section on program administration.

Historic Landmark Commission

OVERVIEW

The Historic Landmark Commission (HLC) is the official City entity charged with reviewing and deciding upon all applications for Certificates of Appropriateness that are not delegated to staff. Apart from the City Council, they are the body most heavily involved in setting preservation policy for Salt Lake.

COMMISSION APPOINTMENT AND MEMBERSHIP

The Mayor, with the consent of the City Council, appoints members to the Historic Landmark Commission. The HLC is comprised of between 9 and 15 voting members who are City residents with an expressed interest in preservation and are knowledgeable about the heritage of the city. HLC members serve on a volunteer basis. Since its inception in 1976, the Commission has included professionals, such as architects, contractors and realtors, as well as concerned citizens and residents of the historic districts.

COMMISSION MEETINGS AND RESPONSIBILITIES

The HLC meets at least once a month to review applications for Certificates of Appropriateness. (See Figure 9 for a summary of review responsibilities and process.) In these meetings, the Commissioners consider the formal applications themselves, along with oral presentations by staff and written staff reports that include the staff's analysis and recommendations for each project (including findings of fact and recommended conditions of approval). In recent years, the HLC has reviewed an average of ___ applications each year. This relatively heavy caseload should be a factor in future decisions about how existing and any new components of the preservation program are

Theme 3: Administer a Clear, Convenient, and Consistent Program

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administered. Today, a relatively large percentage of applications for Certificates of Appropriateness (generally, those dealing with minor projects) are handled at the staff level in Salt Lake. There will need to continue be a strong role for administrative review, if the HLC case load is to remain manageable.

ARCHITECTURAL REVIEW COMMITTEE

In the past, the Historic Landmark Commission supported a subcommittee, the Architectural Review Committee, which met as necessary to assist applicants with revising their applications to better meet the ordinance and design guidelines. The subcommittee was comprised of commission members who were practicing professionals experienced in renovation work who provide general advice to property owners regarding proposed projects. This service proved to be a valuable tool in assisting applicants with design issues, particularly individual property owners. In recent years, the subcommittee only met on a case-by-case basis.

Comments received during this planning process indicated that a key goal for the city should be to maximize the effectiveness of the HLC by ensuring its members receive proper training and support. The volunteer members of the HLC devote a significant amount of time and effort to learning the nuts and bolts of the city's preservation regulations. The City should work to make citizen involvement in this important administrative function as easy and effective as possible. Additional training of its HLC members, coupled with support of new members to ease transitions, would help make the overall preservation program leadership more unified, consistent, and effective. In particular, ongoing education of preservation best practices (e.g., historically-appropriate green building materials) would greatly advance the preservation program and enable the HLC members to stay current in their knowledge.

Currently, new Commissioners participate in a brief training session regarding the city's preservation program, in which they learn about the regulations, design guidelines, and HLC roles and responsibilities. Aside from this initial training and packet of technical and procedural information, there is little formal training of Commissioners. Consequently, both Commissioners and the experienced preservation professionals who typically represent clients before the HLC report a lag time of several months where new members are learning on-the-job. Both sides of the table would like HLC members to receive more training to enable them to quickly get up to speed, and to also foster some level of consistency in how the regulations are understood and applied as Commissioners come and go.

GOALS, POLICIES, AND ACTIONS

Goal 3.1: Provide knowledgeable, consistent, and fair program administration.

Policy 3.1a: Improve knowledge and expertise of the Historic Landmark Commission through training – both for new Commissioners and for the entire group on at least an annual basis to ensure they have the information to continuously lead and improve the program.

ACTION 1: ANNUAL COMMISSIONER RETREATS

The Commissioners should meet at least once per year for a day long meeting and workshop to review decisions made and challenges met in the past year, set strategic objectives for the future, and receive training and updates regarding preservation best practices from around the country. Possible topics could include, for example, new trends and materials in green remodels to historic structures.

ACTION 2: FACILITATE ADDITIONAL TRAINING

Ensure funding is available for conference attendance or other educational or training opportunities that arise throughout the year. Establish consistent parameters for how available funding should be spent and distributed within the HLC. For example, a portion of available funding should be devoted to training for new HLC members.

ACTION 3: NEW HLC MEMBER TRAINING MATERIALS

Augment new HLC member training information with this plan, plus any best practice information or other materials developed as called for in this plan, that help explain the city's preservation goals and the various tools available for meeting those goals.

ACTION 4: HLC MENTORING PROGRAM

Create a program whereby outgoing HLC members mentor new members prior to their formal appointment by the mayor to ease the transition and ensure prompt orientation of new members. This could include participation in HLC trainings and attending HLC meetings before being formally seated, in order to observe the process.

Policy 3.1b: Clearly define appropriate advocacy activities for Historic Landmark Commission.

ACTION 1: REVISE ORDINANCE DESCRIPTION OF HLC ROLE

Refine the "Historic Landmark Commission Membership" section of the (H) Historic ordinance language to remove reference to public advocacy, since that function is already performed by other preservation stakeholders. Instead, emphasize the responsibility of HLC to educate and forge working partnerships with other City leaders, departments, agencies, and residents to further preservation objectives in the city.

Existing preservation conferences, networks, and trainings offer several opportunities for Historic Landmark Commission capacity building, including:

- National Trust for Historic Preservation conference (annual)
- Commission Assistance Mentoring Program (CAMP) training (multiple dates and locations each year)
- National Alliance of Preservation Commissions (forum, newsletter, and other resources)
- Preservation Leadership Training (once or twice a year, locations vary)

Policy 3.1c: Revise the zoning ordinance to formally establish an architectural review committee as a body responsible directly to the Historic Landmark Commission to provide guidance to applicants and staff.

ACTION 1: ESTABLISH ARCHITECTURAL REVIEW COMMITTEE

Revise the Historic District ordinance to establish an Architectural Review Committee of the Historic Landmark Commission to provide an optional venue for project specific design feedback. This will assist property owners in interpreting and applying the historic regulations and design guidelines to their project proposal. The roles of this committee should include: to provide proactive advice to property owners on how to meet the requirements of the city's preservation regulations and guidelines; and to offer targeted recommendations to property owners who have had project applications rejected by the HLC, by providing general guidance as to how a proposal might be modified to address the stated objections. This will allow the program to take advantage of the expertise of Commission members and to improve feedback and guidance provided to staff and participants in the program. The proactive use of the committee should be encouraged by staff and awareness raising efforts (brochures, the website, etc.). The subcommittee would meet on an as-needed basis, and applicants would be notified that the opinions of the subcommittee are advisory only and do not necessarily reflect those of the entire commission.

PROGRAM ADMINISTRATION

OVERVIEW

In addition to the Historic Landmark Commission, the success of the Salt Lake historic preservation program depends on the contributions of a variety of individuals and groups, including City officials, residents, and the strong preservation partners of the city, such as the State Historic Preservation Office (SHPO) and Utah Heritage Foundation (UHF). This section discusses the groups involved in the administration of the preservation program, besides the HLC, along with various other aspects of program administration.

GROUPS WITH ADMINISTRATIVE RESPONSIBILITIES

Salt Lake City Planning Division

The Salt Lake City Planning Division has been committed to preserving and protecting the city's historic buildings for over thirty years as part of an overall strategy of maintaining community identity and livability. The Planning Division oversees development in Historic Preservation Overlay Districts and provides professional staff to support the Historic Landmark Commission, the decision-making body that administers the preservation ordinance.

Certified Local Government Program

The Certified Local Government (CLG) Program was established as an amendment in 1980 to the National Historic Preservation Act as a way of integrating local governments with the national historic preservation program. The 1980 amendments specify requirements for the participation of local governments in the program. Certification includes enacting an appropriate preservation ordinance and appointing a historic preservation commission of at least five people. Salt Lake City has been a Certified Local Government since August [illegible] 1985 and [illegible] in the program since 19[illegible]. The program is [illegible] by the State Historic Preservation Office (SHPO).

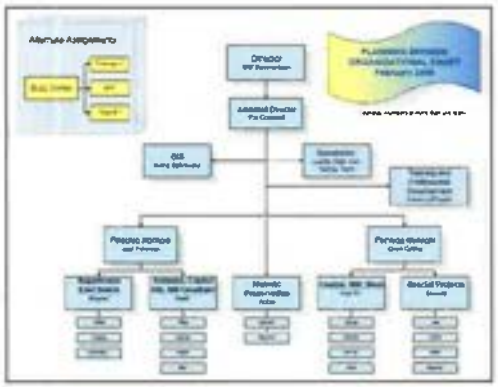


FIGURE 8: PLANNING DIVISION ORGANIZATIONAL CHART (FEBRUARY 2009)

In 1980, the Planning Division hired its first planner to address preservation issues in the city. Since that time, preservation has become a staff-wide project. (See Figure 8.) Preservation staff is responsible for regular planning tasks as part of the Planning Division as well as the numerous specialized functions of the preservation program including:

- Administrative review of applications for a Certificate of Appropriateness for properties to which the Historic Overlay District applies;
- Historic Landmark Commission meeting attendance and preparation;
- First point of contact for public questions on historic preservation, including property status, interpretation of the Historic Overlay District and Residential Design Guideline requirements;
- Long-range and strategic planning for the continued development of the program;
- Coordinate with other preservation partners and departments on preservation matters (e.g., compatible activities, overlapping responsibilities, etc.); and
- General education and outreach to the community on preservation and the preservation program.

Planning Commission

Because all proposed historic designations must go through the public hearing process required for zoning map amendments, the Planning Commission reviews applications for the designation of a local landmark site or historic district and makes a recommendation to City Council. The Commission also makes decisions on conditional uses in historic structures, an incentive for preservation that allows adaptive reuse in zoning districts where the use may not other wise be allowed. The Planning Commission also reviews text amendments and preservation regulations before they are forwarded on to the City Council.

City Council

The City Council reviews applications for the establishment of local landmark sites and historic districts and makes the final designation decisions, based upon recommendations from the Historic Landmark Commission and Planning Commission. The City Council members, along with the Mayor, also appoint Commission members. The City Council is also responsible for setting preservation policy; allocating funding for preservation projects such as surveys, funding, or staffing; and adopting tools to implement the program such as regulations and design guidelines.

PROJECT REVIEW AND DECISION

A property owner of a local landmark site or within a local district wishing to obtain a certificate of appropriateness (COA) does so in one of two ways: administrative review and decision, or review and decision by the Historic Landmark Commission. The procedural route of the project is principally determined by the status of the property and the action the property owner would like to take with the property however, appeal and referral of administrative decisions can shift decision-making over to the HLC. The key steps in each review and decision process are illustrated in the figure below.

BUILDING CAPACITY MOVING FORWARD

During the planning process, several themes emerged regarding how administration of the preservation program could be improved.

First, the procedures for review and approval of development applications involving historic properties are not clear to the general public. People working to bring a project through the program have met with time delays and confusion. This is in part due to a historic preservation staffing shortage. Some interviewees also expressed frustration with the planner-of-the-day arrangement (which has now been discontinued), which was cited as leading to inconsistent and incomplete information from staff. Generally, perceived problems with development review have led some individuals and companies to avoid projects that would involve a local landmark site or property within a historic district.

Project approval was also cited as inconsistent from project to project, though there is variation in whether this is perceived as a negative or positive of the program. Some see the inconsistency as frustrating, while others welcome it as an unofficial loophole through which to inject projects with a greater level of creativity than would be allowed with a stricter administration of the regulations. (This tends to be a frequent user perspective of preservation professionals, however, whereas individual property owners and residents find the inconsistencies inefficient and frustrating.)

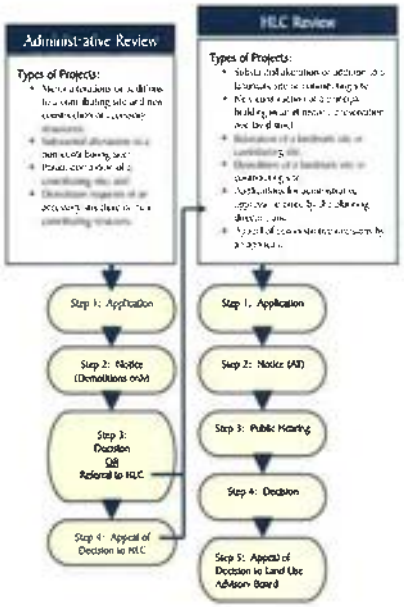
A number of comments were received regarding the city's staffing levels for the preservation department, with many comments suggesting that current levels are too low. To some observers, low staffing levels mean that staff members must devote the majority of their time to day to day property application assistance and review responsibilities, leaving little time for addressing more long-range planning (like overseeing new surveys and nominations) and developing resources to improve user-friendliness.

In addition to ensuring appropriate staffing levels, the city should focus on offering tools and resources that can improve user-friendliness while also freeing up staff time from dealing with basic program procedural questions. New tools and resources are needed to enable people to understand and navigate the requirements, steps, and timing of the city's procedures as they relate to their project.

Finally, a major function that has not been provided staff by the city is code enforcement for historic projects. City code enforcement officers lack the appropriate staffing and preservation-specific training to enable effective and proactive enforcement of historic regulations. This has resulted in a perception that projects can be done illegally outside of the system with less cost and time commitment, and with no repercussions.

The city developed the following goals, policies, and actions to address these issues.

Figure 9: Summary of Review Procedures



GOALS, POLICIES, AND ACTIONS

Goal 3.2: Ensure the preservation program has full and knowledgeable staff.

Ensure appropriate staffing levels to meet the needs of the program review volume, education and outreach, and other plan implementation tasks.

Policy 3.2a: Create a metric and workload tracking system to help plan for when additional staff is needed.

Action 1: Develop a Staff Workload Tracking System

Create a system to track the workload of the planning staff, including not only day-to-day project review responsibilities, but also estimated time commitments necessary to pursue the longer-range actions called for in this plan, including education and outreach. Update this tracking system on at least an annual basis.

Policy 3.2b: Increase number of trained historic preservation staff to meet current work volume to a committed 40 hour work week.

Action 1: Track Target Staffing Levels

Use the workload tracking system to track committed hours of work for preservation staff and identify a target staffing level, on an annual or semi-annual basis, as appropriate.

Action 2: Maintain Adequate Staffing Levels

Pursue additional staff positions through the city and department budgeting process to meet the current shortfall once it is tabulated. Once the optimal staffing level is reached, continue to track staffing needs to ensure efficient and adequate staffing.

Goal 3.3: Improve user-friendliness of the historic process.

The City will work to make participation in the historic preservation program as clear, predictable, and easy as possible. This will be achieved through developing informational resources and making necessary procedural changes.

Policy 3.3a: Develop materials to assist those interested in undertaking projects to know exactly the steps, requirements, and timeframes for each step to help them successfully navigate the process.

Action 1: Create User Handbook for Historic Preservation Projects

Develop a short handbook describing the requirements and review process for historic projects while also communicating the big-picture objectives of what preservation, and its additional requirements, is intended to achieve.

Goal 3.4: Ensure preservation regulations are enforced.

Program regulations need to be enforced to ensure the city is sending a clear and consistent message in support of historic preservation and adherence to applicable regulations and review processes.

Policy 3.4a: Create dedicated staff positions to provide building inspection and code enforcement for local historic districts and Landmark Sites to ensure renovations and construction are being conducted in accordance with the permit.

Action 1: Create New Preservation Enforcement Position

Create one or more staff positions dedicated to building inspection and code enforcement for historic properties and districts to ensure approved renovations and expansions are conducted in accordance with agreed upon specifications and to identify unpermitted renovation activities. These may be specially trained housing and zoning officers or additional preservation staff hired to address enforcement for the program.

Action 2: Develop System for New Construction Project Review

Modify the review procedures for new construction in historic districts to require review and comment by preservation staff on building permits, and also during key phases of the development, to ensure conformance with the approved permit.

Goal 3.5: Build the city's technological capacity to facilitate program administration.

Several opportunities exist for the city to streamline and facilitate information sharing and analysis to support preservation program activities. Geographic Information Systems could assist with analyzing spatial considerations within districts, such as how current and future transit station areas overlap with historic districts. It could also facilitate understanding and sharing information on a specific property with applicants and other departments, such as how it is zoned, including any overlay zones, or what future land use is designated for the property. Ideally, any database capacity the city develops will be easily integrated with the database of the State Historic Preservation Office.

Policy 3.5a: Build GIS capacity within the historic preservation department to assist and inform program activities.

Action 1: Add GIS Capacity

Add GIS capacity to the historic preservation program through purchase of necessary equipment and additional staff or training.

Policy 3.5b: Closely coordinate with other departments and preservation stakeholders to ensure maximum utility of the data.

Action 1: GIS Education and Outreach

Educate planning and other city department staff as well as non-city preservation partners on the potential uses of GIS for preservation planning and tracking to promote use and to streamline and support preservation functions.

Policy 3.5c: As capacity is developed, the city will integrate available technology and information into their daily procedures to ensure the technology is appropriately used to make the process more transparent, well-informed, and user-friendly.

Action 1: Track Properties by Parcel

Track historic properties in GIS by populating the parcel attribute information with relevant fields and data that can assist in day-to-day decision making. Possible attribute information that can be maintained include, survey and survey date, age of structure, condition information, permits granted and permit dates, owner name and address, current land use, zoning and any applicable overlays, and planned land use. Where possible, data should be coordinated with the SHPO's data management programs to allow for the sharing of data where appropriate (such as by coordinating parcel identification numbers).

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Improve Education and Outreach

There are numerous resources available to help citizens learn about, support, enjoy, and preserve the historic resources of Salt Lake City. The City offers some of these resources, most notably the city's website, which offers useful technical materials describing the city's preservation regulations and guidelines. Further, the city's preservation partners – particularly the State Historic Preservation Office (SHPO) and the Utah Heritage Foundation (UHF) -- offer numerous additional resources for education and outreach. These include materials to assist property owners with researching and documenting their own homes; information describing tools and incentives that are available to facilitate preservation, like tax credits and preservation easements; and educational resources, tours, and award programs to help children, residents, and visitors to learn about and appreciate the great historic resources of the city.

This chapter reviews the key education and outreach activities already in place, and then provides goals, policies, and actions intended to strengthen and expand these offerings.

OVERVIEW

The city currently does not perform extensive education and outreach as part of its historic preservation program. Available information on historic preservation is limited to functional descriptions of program components and procedures and is conveyed largely through the Historic Landmark Commission website. While this information is useful, it is often seen only by those already aware of historic preservation. Information that would help advocate and inform the community about the city's history, what historic preservation does, and its benefits to the community would help expand awareness, support, and participation in preservation activities. Outreach efforts could be conducted online as well as through the production of printed materials and reports, public presentations, and SLCTV.

CITY OUTREACH

Community Councils

Salt Lake City recognizes neighborhood-based community organizations whose purpose is to provide community input and information to city departments, including on preservation-related issues. The community councils are encouraged to make recommendations to the city on all matters affecting the city or each organization's particular area or neighborhoods. All City Council districts have community councils. These groups, who each hold regular meetings, issue a monthly newsletter, and maintain a listserv, are a key route to information-sharing and garnering public participation in the city. In the case of preservation, the close correlation of historic districts and planning areas represented by the community councils allow preservation staff to conduct

Theme 4: Increase Community Pride, Awareness, and Involvement in Historic Preservation

The HLC website http://www.slcgov.com/CED/HLC was a major step in sharing information about the City's historic preservation program.

direct outreach to property owners as needed through already established venues (meetings, newsletter, listserv).

City Website

The website of the Historic Landmark Commission is currently the principal way information about the city's preservation program is shared. The city is currently revising its online materials to further the utility of the website.

STATE HISTORIC PRESERVATION OFFICE OUTREACH PROGRAMS

In addition to their participation in the nomination process, the State Historic Preservation Office (SHPO) is an active preservation partner, providing technical assistance and research information to property owners and the city.

Technical Assistance: State and Federal Tax Credits

The State Historic Preservation Office oversees Section 106 reviews for projects using federal funding and administers the state and federal tax credits and various other federal grants for preservation. As such, the SHPO has proved to be the most valuable source of information on tax credits for historic property owners in the city, particularly those with properties that are only listed on the National Register and are therefore not officially part of the city's preservation program. The SHPO's commitment to assisting property owners and expertise in navigating the forms and processes of historic tax credits has resulted in several adaptive reuse projects that preserved additional resources outside of the city's preservation program. Through this plan, the city will move forward with changes to further facilitate and encourage adaptive reuse projects; the SHPO will be an invaluable partner in achieving this aim.

The Utah SHPO website is a rich source of state history information and educational resources.

Property Research Assistance

The SHPO assists property owners with historic research on individual properties. This ability will be greatly expanded through an online inventory of Utah historic sites, which is currently under development, and will be a great resource for city staff, the HLC, and residents to research and track properties.

Other Education and Outreach Activities

The SHPO also offers a variety of other education and outreach activities, such as:

- An online interactive Utah history game for children through their website.
- A directory of contractors to help with historic projects.
- Guidelines for photographing a historic property.
- Guidelines for measuring historic building floor plans.
- An on-line course on how to identify historic features.

UTAH HERITAGE FOUNDATION OUTREACH PROGRAMS

Established in 1966, the Utah Heritage Foundation (UHF) was the first statewide preservation organization in the western United States. As a private, membership-based, not-for-profit organization, the Foundation helps property owners, preservation professionals, organizations and government agencies to preserve, protect and promote Utah's built environment through public awareness, advocacy and active preservation. The Foundation fulfills its mission through a wide range of programs and activities, including low- interest loans from its Revolving Fund Loan Program, which reach communities throughout the state.

Educational Tours

UHF has several self-guided historic tours of the city:

- Historic Buildings of Capitol Hill,
- Historic Downtown Walking Tour, and
- Historic South Temple Street.

In addition, UHF docents offer tours for K-12 students as well as the general public of the following sites in Salt Lake City:

- Kearns Mansion,
- Salt Lake City and County Building,
- McCune Mansion,
- Keith Mansion,
- Meditation Chapel in Memory Grove Park, and
- Marmalade District on Capitol Hill.

State Preservation Conference and Heritage Awards

- In 2007 the Utah Heritage Foundation began hosting the state Preservation Conference.
- The UHF announces annual Heritage Awards to highlight exemplary preservation projects from the prior year. This positive reinforcement of preservation is a valuable tool to highlight historic sites and the value of preservation activity. While these awards are statewide, many of the recipients are in the city due to the fact that most preservation activity in the state takes place in the city.

The Utah Heritage Foundation website highlights a variety of historic preservation activities in the state, much of which is taking place in Salt Lake City – including awards, tours, and preservation methods and incentives

GOALS, POLICIES, AND ACTIONS

Goal 4.1: Increase public awareness of the historic preservation program and its benefits.

The City currently conducts limited direct education and outreach related to the historic preservation program. This has largely been attributable to limited staffing, but also to the fact that the city lacked a clear and consistent message to convey to the public about the purpose and long-term objectives of preservation in the city. Now, with the completion of a city-wide historic preservation plan, the city will work to improve public awareness of the preservation program by providing materials to clearly express program requirements and benefits and making those materials readily accessible.

Policy 4.1a: Notify historic property owners of their historic status and potential assistance benefits on an annual basis to increase awareness and participation.

Action 1: Annual Property Owner Newsletter

Create an annual newsletter to historic property owners to remind them of historic property status, maintenance requirements, and available information and assistance. This should be built into the annual budgeting for the program.

Action 2: Convey Historic Status as Part of the Sale Process

Partner with REALTORS® to convey the historic status of a property during the showing of a property, as well as at the time of purchase (e.g., through an additional item on the disclosure form) to ensure new owners are aware of the property status. At the same time, provide potential buyers with information on what that status (e.g., local versus national listing) will mean for them as an owner.

Action 3: Lobby for State Requirements for Historic Designation on Property Titles

Over the long term, lobby the state legislature to consider statewide adoption of new rules assigning greater recognition to historic designation as part of the title recordation process and the disclosure form.

Policy 4.1b: Create property maintenance information handouts to assist property owners in understanding requirements and available assistance for various projects.

Action 1: Develop Property Maintenance Handouts

Develop a series of informational handouts on property maintenance topics to facilitate property owners finding the information they need in a clear, consistent, and easy-to use format. In developing the series, make use of existing materials already developed by other entities to avoid duplication of effort. If materials have been developed locally, the city, UHF, and SHPO

Potential topics for handout series include:

- Increasing Home Improvements to Your Historic Home or Building
- Benefits in Restoring Wood Windows
- Incorporating Renewable Energy Capability On and Within
- Home Maintenance and Additions for Historic Properties
- Energy Efficient Historic Homes
- Seismic Retrofitting of Historic Structures

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should coordinate so that each has the product of the other so that materials can be distributed when needed and overlaps avoided.

Goal 4.2: Improve education and outreach.

The City will collaborate with and support the State Historic Preservation Office and Utah Heritage Foundation to ensure a comprehensive program of education and outreach is offered in the city, including information on history, formal historic tours, self-guided walking tours, property research support, tax credit and financing information and assistance, preservation best practices, and other materials on the benefits of historic preservation.

Policy 4.2a: Coordinate with preservation partners to form strategic partnerships to support educational efforts.

Action: Periodic Education and Outreach Meetings with Preservation Partners

City officials and preservation staff should meet periodically with preservation stakeholders such as the Utah Heritage Foundation and the SHPO specifically to coordinate on education and outreach efforts. These meetings should be geared toward briefing the participants on individual goals and activities, identifying any strategic partnerships or complementary efforts that could be pursued, and identifying needs for additional education, outreach, or awareness-raising on preservation related topics. Increased collaboration can help ensure that a full spectrum of education and outreach is provided while avoiding overlaps.

Policy 4.2b: Create an information guide to highlight the components of the education and outreach offerings so interested parties are aware of what is offered and how to access the information they need.

Action 1: Create Education and Outreach Guide

Create an educational handout that discusses the different components of the education and outreach activities of the preservation program and its preservation partners (UHF and SHPO). This should include information on guided and self-guided historic tours in the city, presentations and outreach to community council, available handouts and information, and other topics.

Policy 4.2c: Expand the HLC website to contain educational information on City history and on best preservation practices and benefits.

Action 1: Expand Website Content

The city has already begun to expand its use of the web for preservation and planning activities through restructuring of the city's website and the addition of a monthly planning division e-newsletter with a preservation highlight. The city will continue to devote the necessary resources to reorganize and expand the website to include new content and materials, including new best practice highlights and informational handouts, to further support the implementation of this plan. The city also will continue to focus on improving the site's organization and user friendliness.

Action 3: Gather Relevant "Best Practice" Highlights

Coordinate with the Utah Heritage Foundation, the State Historic Preservation Office, the National Trust for Historic Preservation, City departments such as Transportation and Housing, and others as appropriate to create a list of preservation-related "best practice" educational materials. Such materials should be designed to complement the educational materials on preservation benefits proposed in Action 1 above. The following list of subjects should serve as a starting point for developing best-practice highlights:

- Preservation Practice in Transit-Oriented Development Corridors
- Making the Preservation – Affordable Housing Connection
- Incorporating Green Building Practices into Historic Structures
- Best Practices in Adaptive Reuse of Non-Residential Buildings

Where possible, highlights should illustrate existing applications of best practices in the city.

Policy 4.2d: Create case study highlights of preservation best-practice examples in the community, including those efforts that involve collaboration with other departments or preservation partners.

Action 1: Highlight Community Best Practices

Positively reinforce participation by calling attention to preservation success stories in the city. Regularly highlight institutional and renovation successes through a multi-media outreach approach, including use of SLC-TV. Publish highlights in reports, newsletters, newspapers, and the website to draw attention to successes.

Policy 4.2e: Assist the State Historic Preservation Office with hosting periodic workshops for the public on tax incentives and project financing.

Action 1: Project Financing Workshops

Co-host workshops with SHPO on project financing options for historic properties, targeting both residential and non-residential property owners.

Goal 4.3: Increase public visibility of historic preservation.

The City will work to highlight preservation projects locally and nationally to draw attention and awareness of preservation activity in the city.

Policy 4.3a: Hold annual preservation awards program to highlight successes.

Action 1: Reinstate Awards Program

Work with the Mayor's office and other City departments to reinstitute a City-sponsored annual awards program to highlight project successes during the prior year and convey their importance to the entire City. Consider sponsoring with outside organizations, such as the local chapter of the American Institute of Architects.

Policy 4.3b: Regularly nominate projects for preservation awards to draw attention to the preservation program of Salt Lake City.

Action 1: Pursue Broader Recognition of Salt Lake City Preservation Activities

Continuously emphasize the importance of preservation to the life of the city by seeking state and national recognition of historic resources and preservation program accomplishments in Salt Lake City (e.g., National Preservation Awards of the National Trust). Compile a list of potential awards and application submittal dates and then work with the HLC and preservation partners to identify which awards to pursue.

Policy 4.3c: Improve or increase the presence of signage denoting historic districts and sites throughout the city and identify and preserve existing historic signage.

Action 1: Increase the Number of Historic Signs and Markers

Pursue funding to add or repair historic signs to highlight the importance of specific sites and districts, including historic signs no longer associated with extant historic buildings. Where possible, link the addition of new signs into other processes including street repair, city property acquisition, and landmarking decisions.

Policy 4.3d: Participate in neighborhood events and celebrations to publicize and educate about the historic preservation program.

Action 1: Attend Community Events and Fairs

Attend community events and fairs in historic areas to publicize the program through handouts and graphic posters that simply convey the benefits of preservation and opportunities available to property owners.

Policy 4.3e: Foster connections between schools and city history as a means of outreach and also to provide benefit to school programs.

Action 1: Work with School District Officials to Integrate City History into School Curricula

Work with school administrators to develop a plan for integrating local history into school programming where it is appropriate and can help augment classroom learning.

Goal 4.4: Increase financial incentives for preservation.

Facilitate public access to existing financial incentives through education and technical assistance and work with preservation partners to increase available financial resources to meet the high demand for financial incentives and assistance.

Policy 4.4a: Continue to educate people about tax benefits available for their projects in collaboration with the State Historic Preservation Office.

Action 1: Create a Financing and Incentives Brochure

Create a brochure to highlight all financing and incentive options available to historic property owners and categorize them into residential and non-residential property types. If appropriate, create two brochures directed at residential and non-residential properties.

Action 2: Offer Periodic Tax-Credit Workshops

Coordinate with SHPO to schedule and conduct periodic workshops on tax credits to improve user-friendliness and use of these valuable programs.

Policy 4.4b: Support Utah Heritage Foundation's efforts to expand the revolving loan fund that serves the city.

Action 1: Help Expand UHF Loan Pool

The City will work to support the expansion of the UHF revolving loan fund for the city to expand the use of this highly used program. Support could be monetary or in the provision of in-kind goods and services such as free City-owned event space, staff support, advertising space in buildings and on the city's website, among other potential options.

Policy 4.4c: Work with Utah Heritage Foundation to increase use of preservation easements.

Action 1: Promote Preservation Easements

The city will work with Utah Heritage Foundation to develop a strategy to promote the increased use and awareness of the UHF preservation easement program. This tool is currently underutilized. The city will help determine underlying reasons for low use such as staff referral rates, misinformation or a lack of information on easements, or real or perceived barriers to use. The city will then work with UHF to address issues and increase use of the preservation easement tool.

Policy 4.4d: Coordinate with Housing and Neighborhood Development to provide project review to applications for City Housing and Small Business loans targeted to historic resources.

Action 1: Modify Review Procedures

Modify review procedures for City Housing and Small Business loans to include historic preservation staff or HLC project review, as appropriate, when the property in question is historic but not locally designated.

Support a Sustainable City

One of the key goals of this planning effort is to establish stronger relationships between historic preservation and other city programs and policies. In particular, many participants in the development of this plan stressed the need for a strong linkage between historic preservation and sustainability.

Salt Lake City is in the midst of a ground-breaking effort to incorporate sustainability principles into a wide variety of city programs and policies. The creation of the Office of Sustainability and revisions to city zoning and subdivision ordinances are two early and significant steps towards this goal.

In aligning its current thinking and policy choices regarding sustainability, the city has developed the following thematic framework:

1. Climate Change and Air Quality
2. Water Quality and Conservation
3. Alternative Energy Production and Energy Conservation
4. Mobility and Transportation
5. Urban Forestry
6. Housing Accessibility and Diversity
7. Community Health and Safety
8. Food Production and Nutrition
9. Recycling and Waste Reduction
10. Open Space, Parks, and Trails

This chapter of the plan illustrates how preservation can help support not just environmental sustainability, but also economic, social, and cultural sustainability. Preservation can help the city achieve its goals in several of the topic areas listed above, particularly energy, economic development, urban nature, transportation, and housing. In each of these areas, this chapter demonstrates how preservation can be a cornerstone of the city's efforts to promote sustainable development.

Theme 5:
Support a Sustainable City

[illegible]

Energy

Overview

Embodied Energy

In the words of Richard Moe, the president of the National Trust for Historic Preservation, "The bottom line is that the greenest building is the one that already exists." In other words, one of the most environmentally friendly development practices is the decision to repair and reuse an existing building, rather than replace it.

The key link between historic preservation and environmental sustainability lies in the concept of "embodied energy," which refers to the life-cycle energy that is represented in the existing structure. This includes the expended energy to harvest, process, fabricate, and transport the raw materials used during the original construction.

Demolition of a historic structure for redevelopment has a very high associated energy cost. Not only is the energy embodied in the structure lost, but significant energy is involved in the demolition itself, and more energy is used to construct a new building. Plus, new materials must be consumed to construct the replacement building. In today's global marketplace, these may come from numerous countries around the world, meaning that significant energy is involved simply in bringing the materials to the site. It can take a new, earth-friendly, energy-efficient building 50 to 60 years or more to recover the energy lost in demolishing an existing building.

Seen in this light, the reuse of a historic structure can often be the most energy-efficient option and the most sustainable form of development.

Energy Efficiency

Historic construction methods and materials incorporated more energy-saving features than are typically appreciated. For example, tests on wood windows in historic homes have shown them to be as efficient as new double-paned vinyl windows when properly maintained. Maintenance of wood windows offers short and long-term savings to the property owner. In the short term, maintenance – which includes weather-stripping, caulking, and/or the addition of storm windows – is typically less expensive than replacement. In the long term, wood windows can last over a hundred years whereas vinyl products typically need replacement after 10-15 years.

As another example, older development patterns often made good use of building and tree placement to maximize the potential of passive solar heat. The angle of the home allows for maximum sun exposure, while deciduous trees offer shade to keep the home cool in the warmer months.

Of course, the energy use of a particular building is a complex issue and requires individual assessment to determine whether the building is operating

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as efficiently as possible. Increasingly, there are many resources available to help to improve the energy-efficiency of historic buildings.

RENEWABLE ENERGY

Salt Lake City has taken a major step to address climate change by joining the International Cities for Climate Protection (CCP) Campaign and committing to a goal of reducing its carbon footprint to 20% below the 2005 level by 2020. The city is also an active supporter of Utah's involvement in the Western Climate Initiative (WCI) which works regionally to reduce greenhouse gas emissions. Clean renewable energy sources will be a key component of an overall strategy to achieve the carbon goals of the city and region. Salt Lake City already allows the use of solar collectors on historic landmark sites so long as they do not negatively affect the historic character of the building or district. The city is committed to ensuring that the current regulations do not present barriers to expanded use of solar collectors.

"We envision Salt Lake City as a prominent sustainable city: the international crossroads of western America, blending family life styles, vibrant artistic and cultural resources, and a strong sense of environmental stewardship with robust economic activity to create a superb place for people to live, work, grow, invest and visit."

Salt Lake City Vision and Strategic Plan, 1993

BEST PRACTICE HIGHLIGHT: CHICAGO HISTORIC BUNGALOW INITIATIVE

The Historic Chicago Bungalow Initiative (HCBI) is designed to educate the public about the historic and architectural importance of the city's tens of thousands of bungalows, and to assist property owners in adapting their homes to meet current needs. The program also focuses on improving quality of life and property values in Chicago's older, close-in neighborhoods, thus helping to spur redevelopment and minimize the energy and environmental costs associated with urban sprawl. A major focus of the program is encouraging energy-efficient rehabilitation projects. After going through a free certification process, bungalow owners can apply for low-interest loans or grants to help "green" or restore their homes. The HCBI has restored several bungalows as model green homes, and tracks the energy usage of these models against conventional restorations.

For more information, visit www.chicagobungalow.org

RESOURCE: NATIONAL TRUST FOR HISTORIC PRESERVATION SUSTAINABILITY INITIATIVE

In recent years the National Trust has invested considerable resources and effort in becoming a full-service information clearinghouse for preservation and sustainability. According to the organization: "Historic preservation can – and should – be an important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources, including re-use of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change." The organization's website contains a variety of resources, including speeches on sustainability, tips for homeowners, and case studies of specific rehabilitation projects.

For more information, visit http://www.preservationnation.org/issues/sustainability/

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GOALS, POLICIES, AND ACTIONS

Goal S.1: Improve public understanding of the life-cycle energy benefits of historic preservation.

Policy S.1a: Educate the general public on the role historic preservation plays in promoting a sustainable city.

Action 1: Preservation/Sustainability Education Series

Hold a series of educational sessions led by staff and guest speakers on how preservation relates to sustainability.

Policy S.1b: Educate the owners of historic properties about the energy benefits of preserving older buildings.

Action 1: Create Educational Materials for Owners of Historic Properties

Create informational handouts for property owners that educate generally about the energy benefits of historic preservation, and also provide specific tips and recommendations for maintenance and renovation of older buildings. These handouts should compare and contrast the short- and long-term costs of the purchase of new materials versus the repair and maintenance of existing features. Specific topics could include, for example, a discussion of the long-term benefits of repairing historic windows versus replacing them with new windows. Handouts should direct property owners to additional resources to find out more information. Ensure that the brochures are updated over time as new information becomes available (e.g., new City policies on acceptable building materials in historic districts). See also the chapter of this plan, *Improve Education and Outreach*, for additional action items relating to public education.

Goal S.2: Encourage the use of sustainable building practices in the renovation and maintenance of historic structures.

Policy S.2a: Regularly research and publicize appropriate green building practices as they emerge to raise awareness and keep the city informed about available technologies, materials, performance, and practices.

Action 1: Research New Green Building Materials, Technologies, and Practices

As technologies and products rapidly evolve to meet a wider array of design needs, the city preservation staff will consider which green building practices are appropriate for renovations and additions to historic structures. Ongoing review of industry best practices will help the city's preservation program stay at the forefront of the historic preservation and sustainability fields.

Action 2: Update Design Guidelines on a Regular Basis

On a regular basis, the preservation staff will compile information on promising new green building materials, technologies, and practices and prepare recommendations for any necessary updates or revisions to the city's design guidelines. (For instance, the city has accepted new materials in place of wood siding in some instances because it not only looks like the historic element, but acts like it too—in that it can be painted and sanded.) Such recommendations should be presented at least annually to the Historic Landmark Commission. Budget time and staff resources to that purpose on a regular schedule.

Action 3: Appoint a Staff Green Building Liaison

Appoint a staff liaison to actively participate in Salt Lake City/Utah activities relating to the integration of green building practices in historic preservation projects. This background will be particularly helpful during best practice and educational handout research and development.

Action 4: Support Contractor Workshops

Working with preservation partners, such as the UTP, host workshops aimed at people who are looking for a new career or to supplement other contractor skills, to teach about particular trades and skills associated with historic buildings, such as window and wood repair. If possible and if the necessary resources are available, develop a certificate accreditation process for attendees, which over time would help establish a list of contractors who are interested in and trained to work on historic buildings.

Policy S.2b: Modify design guidelines to address solar collectors and other types of alternative energy equipment within local historic districts and on local Landmark Sites pending design review.

Action 1: Enable Broader Use of Solar Collectors

Evaluate design guidelines to determine whether modifications are necessary to allow solar collectors and other types of alternative energy equipment, as recommended by the sustainable code effort (currently underway) to enable broader use of renewable energy technology on historic properties. While the current version of the design guidelines (at the time of this planning effort) appear sufficient to allow the placement of solar collectors in historic districts, the guidelines should be reevaluated on an ongoing basis to address changing technologies.

Policy S.2c: Support architectural salvage efforts to promote the reuse of historic building materials.

Action 1: Support Architectural Salvage Programs

Support local non-profits and businesses that establish architectural salvage programs that facilitate the retention and reuse of materials from historic properties. Such programs help prevent the loss of often-unique and irreplaceable architectural elements, while also reducing the amount of waste sent to landfills.

Economic Development

Overview

In addition to environmental sustainability, historic preservation supports economic sustainability. A healthy and sustainable city needs a diverse economy and viable tax base. The ability of any city to draw and retain residents and businesses is largely based on the quality of life it can offer. In Salt Lake City, historic preservation has helped achieve the city's status as an attractive and distinct city in a number of ways:

- **Downtown/Central Business District:** Numerous historic structures, including the local historic district Exchange Place, help define a unique and attractive downtown.
- **Distinctive Neighborhoods:** Historic neighborhoods in the city's core have avoided the deterioration and disinvestment that can threaten the image and fabric of the city.
- **Architectural and Historic Attractions:** Preservation activity in the past 30 years has protected numerous sites with distinct historical and architectural significance that attract visitors as well as contributing to the visual interest of the city's built environment.

While these are secondary economic benefits, preservation also offers direct benefits to the city's economy through heritage tourism activity and increased property values.

Heritage Tourism

Across the country, from major urban centers to rural villages and hamlets, research has consistently shown that thriving historic areas attract visitors who provide a significant source of revenue for both local and state economies. Visiting historic places, or "heritage tourism," has grown substantially in the past few decades as more and more visitors seek to combine recreation with meaningful educational experiences. Heritage tourism is focused on the experience and preservation of a distinctive place and its stories from the past to the present. Its resources are diverse and may include historic landscapes, ethnic festivities, and living traditions such as the production of local foods and crafts.

Heritage tourists include travelers who incorporate at least one visit to a historic site or landmark among other activities, and also the smaller subset of visitors whose primary reason for traveling is to visit historic places. Heritage tourists tend to have a greater respect for the places they visit and are less likely to have a negative impact on heritage resources. Heritage tourism is an important tool to bring preservation and economic development together.

Utah enjoys an abundance of beautiful scenery and historic places that attract all types of visitors. Heritage tourism contributes to Utah's economy by generating revenue, creating new jobs, and providing opportunities for small

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businesses. An example of heritage tourism may include a visit to Salt Lake City's historic downtown, which attracts visitors interested in historic settings such as the unique buildings and landscapes associated with the city's LDS heritage.

According to the nationwide research by the Travel Industry Association of America (TIA), heritage and cultural travelers consistently stay longer and spend more money than other types of U.S. travelers: in one recent year, they averaged $623 per trip versus $475 per trip for other U.S. travelers. Heritage travelers also tend to travel longer: 5.2 nights versus 3.4 nights. Most cultural travelers want to enrich their lives with new travel experiences. They have a greater respect for the places they visit and are less likely to have a negative impact on heritage resources.

The economic impacts of heritage tourists go beyond their direct expenditures. Each dollar spent at a hotel, restaurant, or retail shop circulates in the economy as the establishment buys supplies, contracts for services, and pays wages to its employees. This re-spending of money can be calculated through economic multipliers, and can add up to a significant source of income for the city and state.

PROPERTY VALUES

Over the past decade, many communities throughout the country have investigated the impact of local historic district designation on property values. Places as diverse as Colorado, Florida, Michigan, and Texas have tracked property value trends in locally designated historic districts.

While each of these communities has recognized that measuring property value impacts is a complex issue that involves multiple variables that change widely depending on each area studied, they nevertheless have found consistent evidence to support the position that historic designation at the very least does not decrease property values, and oftentimes designation can be a contributing factor in raising values higher and faster than similar, undesignated areas. This was the case, for example, in a 2005 study for the state of Colorado that looked at property values in a range of selected locally designated historic districts (both residential and commercial) in Denver, Durango, and Fort Collins.

GOALS, POLICIES, AND ACTIONS

Goal S.3: Support historic tourism to Salt Lake City.

Policy S.3a: Work with preservation partners and economic development groups to develop a heritage tourism strategy.

Action 1: Develop Heritage Tourism Strategy

The city should develop a heritage tourism strategy in collaboration with preservation partners and economic development groups, including the city economic development staff, Chamber of Commerce, State Historic

Preservation Office, RDA, and others. The first step should be to identify options to promote heritage tourism through existing city attractions and the downtown. The next step should be to identify measures that could be taken to expand the geographical and resource range of the city's heritage tourism efforts towards other neighborhoods and a broader range of resources.

Key elements for the overall heritage tourism strategy to address will include:

- Products and experiences: The types of heritage resources that exist for visitors to Salt Lake - the "things to see and do."
- Infrastructure: The physical facilities needed to support heritage tourism (such as lodging, food and beverage, transportation) and also the information resources needed to support the tourism industry (e.g., visitor information databases).
- Marketing and communications: The multi-media approach for creating awareness of Salt Lake heritage tourism opportunities.
- Funding: The funding streams and financial resources, both public and private, which will support development and maintenance of heritage tourism resources.
- Organization: The entities charged with managing heritage tourism activities in the city (and perhaps state), including the chamber of commerce, convention and visitors bureau, preservation groups, and city staff and officials.

Policy S.3b: Pursue funding for heritage tourism in cooperation with other partners involved in developing the tourism strategy.

Action 1: Pursue Grants to Support Heritage Tourism

Capitalize on the city's status as a Preserve America community to identify and pursue grants to help finance heritage tourism growth in the city. Possible sources include: Preserve America grants and Utah Cultural Heritage Tourism Grants.

Goal S.4: Increase coordination between historic preservation and Downtown revitalization and economic development efforts.

The Central Business District contains a variety of historic buildings in addition to Washington Square, Temple Square, and Exchange Place Historic District. The Historic Landmark Commission and preservation staff should be collaborators in the revitalization and enhancement of downtown.

Policy S.4a: Work with downtown and preservation stakeholders to create a Pioneer Communities Program for Downtown Salt Lake City.

Action 1: Develop Pioneer Communities Program

Work with a variety of downtown and preservation stakeholders, such as city officials, the Chamber of Commerce, the Redevelopment Agency (RDA), Downtown Alliance, State Historic Preservation Office, and the Salt Lake City Economic Development Corporation, to develop a Pioneer Communities Program for the downtown, or some similar effort that relies on historic preservation as a catalyst for downtown economic development.

URBAN NATURE

OVERVIEW

Salt Lake has a number of parks that are listed as historic landmark sites, including Liberty Park and Pioneer Park. Other historic landscapes maintained by the city include neighborhood parks, tree lawns and medians, cemeteries, and the landscapes around city-owned buildings. Maintenance responsibility of these properties is the responsibility of the Division of Public Services, but preservation staff and the HLC do review such plans as heritage tree removal when in a landmark site or local district, including historic parks. There also are a variety of privately owned green spaces in historic districts and on the grounds of Landmark Sites.

The city will work to ensure that historic features of all its historic landscapes remain present for future generations through responsible stewardship and careful maintenance practices.

Gilgal Sculpture Garden receives Utah Heritage Foundation Preservation Award in 2008

GOALS, POLICIES, AND ACTION

Goal S.5: Preserve historic parks and other historic landscapes in Salt Lake City.

Policy S.5a: Create design guidelines for historic landscapes including parks, medians, open space areas, and cemeteries.

Action 1: Survey the City's Historic Landscapes

Conduct one or more surveys of historic landscapes in the city, including parks, cemeteries, open space, and streetscapes. Surveys are a necessary prerequisite to the development of design guidelines, and also to provide a baseline for making decisions regarding development proposals affecting historic landscapes. The existing master plans on their own (e.g., the parks master plan) are not always sufficient to provide a basis for making decisions. Further, not every park or site has a master plan.

Action 2: Create Historic Landscape Design Guidelines

Based on the survey called for in Action 1, develop design guidelines for historic landscapes to ensure the integrity of these spaces is retained and that they support the structures they surround. This set of design guidelines should be balanced against other citywide sustainability goals to ensure recommended practices have a rational relationship to public safety, water conservation, invasive species, and pest management needs of the community.

The city will strive for landscaping techniques that are compatible with historic landscapes, in addition to being water-efficient, and environmentally responsible. If, for example, a tree species was once commonly planted but is now known to be invasive or susceptible to certain pests or diseases, current

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knowledge and best practice should inform the selection of replacement species. The focus should remain on the overall aesthetic, however, to ensure there is consistency in the landscape and that the replacement "reads" the same as the species it repaced. Replacement should still be considered, as it is now, when a tree is ill or damaged and poses a safety risk (falling over or repeated large falling branches). The city preservation and public services staffs can work collaboratively to develop an appropriate plant palette for historic areas to guide future maintenance activities in these landscapes.

Action 3: Conduct Training on Design Guidelines

Conduct training on the design guidelines to ensure that they are consistently applied. This training should include Public Services Department, Redevelopment Agency, HLC, planning staff, and others as appropriate.

Policy 5.5b: Coordinate with Public Services Department to preserve City-owned parks and other historic landscapes.

Action 1: Preserve Parks Listed and Landmark Sites

Coordinate with the Public Services Department on the maintenance and improvement of historic parks in line with the design guidelines for landscapes (See Policy 5.5a) and other goals and policies of this plan.

Action 2: Identify and Pursue Listing for Additional Historic Parks and Historic Landscapes

Identify additional historic parks in the city for survey and, if appropriate, nomination as Landmark Sites or historic districts.

Action 3: Develop Informational Packet for all Historic Parks in the City

Create an informational packet on the history of use and landscape design of the city's historic parks. This summary should include all older parks in the city, not just those already listed as local Landmark Sites. This packet should be provided to the Historic Landmark Commission, Public Services Department, and preservation staff for their use and reference and be used to develop and refine the design guidelines for historic landscapes.

Policy 5.5c: Maintain historic landscape features such as markers in road medians in medians, and sidewalk repairs.

Action 1: Inventory Historic Details to Be Preserved

Create an inventory of historic markers, memorials, and any other significant historic landscape features that should be retained and share that information with the Public Services Department to inform their project planning. As GIS capability expands, these points can be geocoded into a shapefile with a GPS device to make locating and identifying inventories resources easy and convenient.

Action 2: Determine Appropriate Preservation Measures for Historic Landscape Features

Eliminate or streamline negotiations on preservation of historic landmark features, such as street and sidewalk details, by determining appropriate protection and mitigation measures and thresholds in advance with the Public Services department. The appropriate mitigation measures should be tiered based on the significance of the resource. Special consideration may wish to be taken with the street and sidewalks in front of Landmark Sites or that serve as view corridors from historic parks.

Action 3: Public Services Department Coordination

Work to foster a working relationship with the Public Services department, such that Public Services will notify the preservation staff any time repairs are to be made in either a local or a national historic district that may affect historic landscape features. This should also include streets and sidewalks within historic districts that may have been updated in a manner that did not retain historically compatible characteristics. New work to streets, sidewalks, medians, etc in these areas should be viewed as an opportunity to bring the streetscapes and landscapes closer in line to the original conditions and the guidance and objectives of this plan.

Policy 5.5d: Educate the public about the preservation of privately owned historic landscapes.

Action 1: Develop Educational Materials for the Owners of Private Historic Landscapes

Develop a series of brochures or other educational materials that may be made available to the owners of historic landscapes on private property, such as private landscaping within local districts or on the grounds of landmark sites. Individuals should be encouraged to use historically compatible materials where possible, while still respecting the city's sustainability goals. A basic element of a standard residential landscape is the lawn or turf area – but the choice of turf species used can greatly impact its susceptibility to drought and overall water consumption. Given that approximately half of residential water use in the US is used for landscape irrigation, eliminating thirsty species from the landscape can have a dramatic impact on overall water consumption. As the city develops landscaping standards as part of its code revisions, preservation staff can modify plant lists to focus on appropriate selections in historic areas.

Policy 5.5e: Review and update the Master Plans to ensure that open space goals within historic districts or landmark sites are consistent with the historic preservation plan.

Action: See Policy 1.2a.

Transportation

Overview

A sustainable transportation system is one that allows for many types of movement and access throughout the city, with an emphasis on alternatives to motor vehicle travel. The historic development pattern of the city grid lends itself to alternate modes of transportation such as pedestrian, bicycle, and transit. The city will work to continue to support alternate modes of travel in its historic areas through appropriate improvements to the overall transportation infrastructure, which includes highways, major and minor roads, light rail lines, bicycle lanes, and sidewalks.

TRAX continues on as planned to connect major destinations in the city, such as Temple Square (above) and the University. Through proactive planning, the historic character can help shape unique identities for transit stations.

Goals, Policies, and Actions

Goal 5.6: Support a range of transportation modes.

Policy 5.6a: Work with the Public Services Department to offer a welcoming pedestrian and bicycle environment in historic districts.

Action 1: Develop Historic Design Guidelines that Enhance the Pedestrian Environment

Work with Public Services Department to plan for improvements within historic districts and to landmark Sites that simultaneously enhance the pedestrian environment and the historic streetscape. Pedestrian-friendly features should include well-maintained sidewalks, clear and safe crossings, street trees, and compatible design of bicycle racks and street furniture near commercial activities. The pedestrian-friendly design features should be integrated into the historic district design guidelines.

Policy 5.6b: Coordinate with the Utah Transit Authority and City Transportation Division on light rail routes and stations planned within historic districts.

Action 1: Represent Preservation Priorities in the Transit Planning Process

Ensure consistent participation by preservation staff in the transit planning and policy-setting process. In particular, ensure that preservation staff (or planning department staff with knowledge of the city's historic resources) participate in the development of new and expanded light rail lines, with the objective of minimizing actions (such as the siting of new stations) that may harm historic resources and supporting actions that will enhance historic preservation.

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Housing

Overview

Another key attribute of a sustainable city is the availability of a wide variety of convenient, safe, and affordable housing options for residents of all income levels. The city is committed to supporting vital urban neighborhoods that accommodate a range of size, age, and income households.

Creating and maintaining a supply of affordable housing is a challenge in any city. Historic neighborhoods can provide a significant range of housing options. With the use of incentive programs, such as grants and preservation tax credits, these neighborhoods have the potential to provide even more affordable homes.

The supply of housing in the core areas of a city directly impacts the mix of age, income, and family sizes that can reside there. In Salt Lake, current preservation limitations on home additions and maintenance requirements were criticized by some participants in this planning process as resulting in a more homogenous resident profile than is desired or sustainable for the long term. The perceived inability of the central neighborhoods to accommodate different housing needs impacts the city's overall development footprint, as core-area residents move elsewhere in search of housing options to match their needs. For example, a growing family that finds it difficult to expand its home because of preservation restrictions may look to a neighborhood in the suburbs for a new home. This results in increased land and resource consumption as new homes are constructed.

The city's challenge is to pursue its preservation objectives while at the same time ensuring that a variety of household types can find convenient and affordable housing in the central city. Preservation standards and programs should support adaptive reuse, renovation of historic apartments, and appropriate expansion of single-family homes to allow historic structures to meet various lifestyle needs.

The recent adaptive reuse of the former ZCMI General Warehouse (above) for the Artspace City Center has added artist townhouses (below), artist live-work units, gallery space, and an interior garden. Adaptive reuse can be a critical tool in preserving historic structures and providing space for affordable and rental housing options as well as economic activity.

Photos courtesy of Utah Heritage Foundation.

Goals, Policies, and Actions

Goal S.7: Promote a range of housing options in historic areas to meet a variety of needs.

Policy S.7a: Ensure zoning supports the retention and reuse of existing historic apartment and non-residential buildings.

Action 1: Ensure Compatible Zoning

Ensure underlying zoning for historic non-residential structures supports the reuse for multi-family or some compatible non-residential use.

Policy S.7b: Support the renovation and use of historic apartment buildings and the adaptive reuse of historic non-residential buildings for residential units.

Action 1: Identify and Remove Obstacles and Incentives for Demolition

Work to identify obstacles to non-residential rennvation and adaptive reuse projects including fire and building code requirements and find appropriate solutions that make renovation project more viable and user-friendly.

Action 2: Educate Staff on Code Changes and Available Assistance

Ensure that current planning, code enforcement, building permit, and other relevant staff are trained in the code changes to ensure rules and information are applied and distributed in a correct and consistent manner. Inform all relevant parties of contacts for either their own questions or people to whom they can direct private citizens with questions on project requirements and available incentives.

Policy S.7c: Work to develop appropriate policies on additions to historic homes to accommodate the needs of families.

Action 1: Support Appropriate Residential Additions

Develop policies for additions to residential properties to ensure that historic structures can continue to meet the housing needs of both families and individuals. Determine whether existing design guidelines are sufficient to implement policies, or whether revisions are necessary.

Policy S.7d: Work to develop appropriate policies on allowing accessory dwelling units in historic homes.

Action 1: Allow Accessory Dwelling Units in Historic Districts

Assess best practices for accessory dwelling units in historic areas and make appropriate regulatory modifications to allow accessory dwelling units in historic districts.

Policy S.7e: Explore potential partnerships between the Housing Authority, Housing Division, RDA, and non profit housing agencies and historic preservation to leverage funds and offer affordable housing units.

Action 1: Affordable Housing Best Practice

Identify priorities and best practices for affordable housing and historic preservation to educate on how preservation and affordable housing can best support the objectives of the other.

Action 2: Program Development

Coordinate with other departments and agencies to develop programs that support affordable housing and jointly pursue funding to support affordable

housing objectives. The Community Development Block Grant (CDBG) program is one possible source of funding.

Goal S.8: Assist homeowners in overcoming age, income, or ability challenges of home maintenance requirements.

The city will explore and support volunteer efforts and financing options to support homeowners facing challenges in meeting exterior home maintenance requirements.

Policy S.8a: Coordinate with the Housing and Neighborhood Development Division to develop community programs to assist elderly or handicap owners of historic properties with exterior maintenance tasks.[7]

Action 1: Create Targeted Maintenance Assistance Programs

Identify and pursue programs to provide targeted assistance in home maintenance and weatherization where it is found that there is need and support for such programs from elderly, handicap, or low-income residents. Programs will likely include public/private or public/non-profit partnerships as well as direct collaboration with the Housing and Neighborhood Development Division. Develop standards designed to uphold the materials requirements of the Historic Ordinance. The Community Development Block Grant (CDBG) program is one possible source of funding.

Action 2: Coordinate Outreach to Property Owners

Work with other program partners to develop an outreach campaign on the new programs as they are offered to both encourage participation and help overcome any concerns or reservations property owners may have about seeking assistance. The Community Development Block Grant (CDBG) program is one possible source of funding.

Action 3: Pursue and Create Funding Support

Identify and pursue available funding sources to support the new housing rehabilitation program such as Community Development Block Grants and Urban Renewal Program funds. Where gaps still exist, pursue public-private and public-non-profit partnerships to offer additional funding options.

[7] Suggestive consideration of actions items in this section.

Implementation Action Plan

How Will The Plan Be Implemented?

Salt Lake City will implement the Historic Preservation Plan through five basic types of actions:

1. Policy Decisions.
2. Ordinance Revisions.
3. Coordination and Partnerships.
4. Pursuing Funding Mechanisms, and
5. Education and Outreach.

These are described briefly in the sections that follow.

Policy Decisions

The plan identifies a number of actions that will be carried out during day-to-day policy decisions made by the preservation staff, the HLC, and the City Council. The HLC and Council will continually make decisions regarding development proposals and plan amendments and will use this plan to guide such policy decisions as they occur. The annual funding allocations made by the city to support different planning and preservation staff activities will directly impact the successful implementation of this plan.

Regulatory Improvements

Regulatory improvements to the (H) Historic District, creation of new tools like conservation districts, and improvements and additional design guidelines for historic areas will be a critical component of plan implementation. Changes will also be necessary to the building code, sign code, and other regulations to support policies of this plan and facilitate adaptive reuse projects. By bringing regulations of the city into alignment with preservation objectives, the city will help reduce internal conflicts and contradictions and support a more unified approach to preservation and development in the city.

Coordination and Partnerships

The plan identifies two categories of partnerships central to its successful implementation:

Preservation Partners

The city will work closely with the Utah Heritage Foundation, the Utah State Historic Preservation Office, and other non-profit preservation advocacy groups to coordinate on many preservation-related activities, including development of an on-line database, education and outreach activities, and grants and loans, among others.

City Departments and Agencies

The historic preservation staff of the Planning and Zoning Division of the city will work to coordinate with other departments, particularly the Economic Development, Housing, and Public Services departments, as well as the Redevelopment Agency of Salt Lake City.

Pursuing Funding Mechanisms

Throughout this plan, the Action statements make reference to a number of potential funding sources to assist in implementing goals of the preservation plan. Many of these are competitive annual grants that the city will need to pursue independently or in conjunction with another agency or entity and that require cash matches. The pursuit of these funding sources, as well as keeping current on any additional opportunities that may exist over time, will need to be integrated as a practice of preservation staff and other departments where mutual opportunities or overlaps exist.

Education and Outreach

Education and outreach is a critical component to fostering support and understanding for the preservation program and how preservation activities relate to other city goals, such as sustainability. The city will work with other preservation partners and community council groups to increase public awareness and create additional educational opportunities and materials.

Implementation Action Plan

The following pages contain the Implementation Action Matrix. This matrix summarizes each action identified in the plan and assigns:

Timing: The matrix expresses the relative priority of the action within the timing section of the matrix. These columns categorize each action by timing for implementation – ongoing, within the first year after the plan is adopted, in the 1-3 year timeframe, and 3-5 years from adoption.

Responsible Parties: The matrix identifies the parties responsible for implementing the action, including joint actions and collaborations.

Action Ref #	Implementation Action	Timing: Ongoing	Timing: 0-12 mos.	Timing: 1-3 yrs.	Timing: 3-5 yrs.	Responsible Parties
Theme 1: Foster a Unified City Commitment to Preservation						
1.1a.1	Decision-Making Priority	✓				City Officials, City Staff
1.1b.1	Master Plan Assessment	✓				City Staff
1.1b.2	Develop Preservation Issues List for Community Master Plans		✓			HLC, City Staff
1.1b.3	Establish Annual Priorities and Pursue Funding	✓				HLC, City Staff
1.1c.1	Citywide Plan Assessment					City Staff
1.2a.1	City Coordination Committee		✓			City Staff
1.2a.2	Joint Leadership Representation with RDA	✓				HLC, RDA
1.2a.3	Coordinate with Economic Development	✓				City Staff
1.2a.4	Coordinate with Transportation Planning	✓				City Staff
1.2a.5	Coordinate with City Sustainability Efforts	✓				City Staff
1.2b.1	Annual Action Plan for Implementation	✓				HLC, City Staff
1.2b.2	Periodic Implementation Progress Reports	✓				City Staff
1.3a.1	Outreach to City Leaders and Other Departments		✓			HLC, City Staff
1.3a.2	Weave Education into all Preservation Planning Functions			✓		City Staff
1.3b.1	Assign Staff Planning Teams to the Community		✓			City Staff
1.3b.2	Develop Property Acquisition Process			✓		City Officials, City Staff
1.3b.3	Planning for City-Owned Properties			✓		City Officials, City Staff
1.3c.1	Study Economic Benefits of Historic Preservation				✓	City Officials, City Staff
1.3c.2	Understand Mutual Interests	✓				City Officials, HLC, RDA, City Staff
Theme 2: Develop a Comprehensive Preservation Toolbox						
2.1a.1	Establish Survey Criteria		✓			City Staff, HLC
2.1a.2	Identify Areas Where New Surveys Are Needed	✓				HLC, City Staff
2.1b.1	Establish Age Threshold for Existing Surveys			✓		HLC, City Staff
2.1b.2	Identify Areas Where Resurveys Are Needed		✓			HLC, City Staff
2.1c.1	Identify Short- and Long-Term Survey Funding Priorities			✓		HLC, City Staff
2.2a.1	Establish A Consistent Format for New Surveys			✓		HLC, City Staff, SHPO
2.2b.1	Support Archive Development	✓				HLC, City Staff, SHPO
2.2b.2	Promote Electronic Archive Use	✓				HLC, City Staff, SHPO, Univ
2.3a.1	Track Development Activity Near District Boundaries	✓				City Staff
2.3b.1	Evaluate Possible District Boundary Changes			✓		HLC, City Staff
2.3b.2	Refine Local District Boundaries			✓		City Officials, HLC, City Staff
2.4a.1	Identify National Districts Appropriate for Local Listing			✓		HLC, City Staff, SHPO
2.4a.2	Identify Other Candidate Areas for Local Designation			✓		HLC, City Staff, SHPO
2.4a.3	Prepare Local District and Multiple-Property Nominations			✓		HLC, City Staff, SHPO

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Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-12 mo.	1-3 yrs.	3-5 yrs.	
2.5a.1	Identify Landmark Site Candidates	✓				HLC, City Staff, SHPO, UHF
2.5a.2	Nominate Additional Landmark Sites				✓	City Officials, HLC, City Staff
2.5a.3	Evaluate Designation Status of Existing Landmark Sites			✓		City Staff, HLC
2.5b.1	Pursue Local Listing of City Properties		✓			City Staff, HLC
2.5b.2	Update City Property Acquisition Process		✓			City Officials, HLC, City Staff
2.6a.1	Encourage National Register Nominations for Properties Identified Through Survey Work	✓				City Staff, SHPO, UHF
2.7a.1	Assess Underlying Zoning		✓			City Staff
2.7a.2	Pursue Zoning Map Amendments		✓			City Officials, HLC, City Staff
2.7b.1	Assess Building Code Barriers and Conflicts		✓			City Staff
2.7b.2	Develop Smart Code for Adaptive Reuse			✓		City Staff, City Officials
2.8a.1	Establish a Conservation Overlay District			✓		City Officials, HLC, City Staff
2.8a.2	Develop TDR Programs				✓	City Officials, HLC, City Staff
2.8a.3	Explore Other Tools and Incentives	✓				City Officials, HLC, City Staff
2.8b.1	Educate About Existing Incentives	✓				City Staff, SHPO, UHF
2.8b.2	Improve Preservation Program Incentives to Property Owners	✓				City Staff, RDA
2.9a.1	Make Targeted Ordinance Revisions		✓			City Officials, HLC, City Staff
2.9a.2	Examine Best Practices and Lessons Learned	✓				City Staff
2.9b.1	Create Interim Protection Measures		✓			City Officials, HLC, City Staff
2.9b.2	Identify and Address Deficiencies		✓			City Staff
2.10a.1	Update and Clarify New Construction Requirements		✓			City Officials, HLC, City Staff
2.10a.2	Align Design Guidelines	✓				City Officials, HLC, City Staff
2.10b.1	Encourage the Retention of Historic Signs	✓				City Officials, HLC, City Staff
2.10c.1	Develop Design Guidelines for New Signs			✓		City Officials, HLC, City Staff
2.10d.1	Create Multi-Family Design Guidelines			✓		City Officials, HLC, City Staff
2.10e.1	Develop Non-Residential Design Guidelines			✓		City Officials, HLC, City Staff
Theme 3: Administer a Convenient and Consistent Historic Preservation Program						
3.1a.1	Annual Commissioner Retreats	✓				City Officials, HLC, City Staff
3.1a.2	Facilitate Additional Training	✓				City Officials, HLC, City Staff
3.1a.3	New HLC Member Training Materials		✓			City Staff
3.1a.4	HLC Mentoring Program	✓	✓			HLC, City Staff
3.1b.1	Revise Ordinance Description of HLC Role		✓			City Officials, HLC, City Staff
3.1c.1	Establish Architectural Review Committee		✓			City Officials, HLC
3.2a.1	Develop a Staff Workload Tracking System	✓				City Staff
3.2b.1	Track Target Staffing Levels	✓				City Staff
3.2b.2	Maintain Adequate Staffing Levels	✓				City Officials, City Staff
3.3a.1	Create User Handbook for Historic Preservation Projects			✓		City Staff
3.4a.1	Create New Preservation Enforcement Position			✓		City Officials, City Staff
3.4a.2	Develop System for New Construction Project Review			✓		City Staff

Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-12 mo.	1-3 yrs.	3-5 yrs.	
3.4a.3	Add GIS Capacity			✓		City Officials, City Staff
3.4b.1	GIS Education and Outreach				✓	City Staff
3.5c.1	Track Properties by Parcel	✓			✓	City Staff, SHPO
Theme 4: Increase Education and Outreach						
4.1a.1	Annual Property Owner Newsletter	✓				City Staff, Community Councils
4.1a.2	Convey Historic Status as Part of the Sale Process				✓	City Officials, City Staff, SHPO
4.1a.3	Lobby for State Requirements for Historic Designation on Property Titles				✓	SHPO, UHF
4.1b.1	Develop Property Maintenance Handouts			✓		City Staff, SHPO, UHF
4.2a.1	Periodic Education and Outreach Materials with Preservation Partners	✓				City Staff, SHPO, UHF
4.2b.1	Create Education and Outreach Guide			✓		City Staff, SHPO, UHF
4.2c.1	Expand Website Content		✓	✓		City Staff
4.2c.2	Gather Relevant "Best Practices" Highlights	✓				City Staff
4.2d.1	Highlight Community Best Practices	✓				City Staff
4.2e.1	Project Financing Workshops	✓				City Staff, SHPO
4.3a.1	Reinstate Awards Program		✓			City Officials, HLC, City Staff
4.3b.1	Pursue Broader Recognition of Salt Lake City Preservation Activities	✓				City Officials, HLC, City Staff
4.3c.1	Increase the Number of Historic Signs and Markers			✓		City Staff
4.3c.1	Attend Community Events and Fairs	✓				City Staff
4.3c.1	Work with School District Officials to Integrate City History into School Curricula			✓		City Staff, School District Administrators
4.4a.1	Create a Financing and Incentives Brochure			✓		City Staff, SHPO
4.4a.2	Offer Periodic Tax-Credit Workshops	✓				City Staff, SHPO
4.4b.1	Help Expand UHF Loan Pool	✓				City Officials, HLC, City Staff, UHF
4.4c.1	Promote Preservation Easements	✓				City Staff, SHPO, UHF
4.4d.1	Modify Review Procedures		✓			City Officials, HLC, City Staff
Theme 5: Support a Sustainable City						
5.1a.1	Preservation/Sustainability Education Series			✓		City Staff
5.1b.1	Create Educational Materials for Owners of Historic Properties				✓	City Staff
5.2a.1	Research New Green Building Materials, Technologies and Practices	✓				City Staff
5.2a.2	Update Design Guidelines on a Regular Basis	✓				HLC, City Staff
5.2a.3	Appoint A Staff Green Building Liaison		✓			City Staff
5.2a.4	Support Contractor Workshops				✓	City Staff, SHPO, UHF
5.2b.1	Enable Broader Use of Solar Collectors			✓		City Officials, City Staff
5.2c.1	Support Architectural Salvage Programs				✓	City Officials, Chamber of Commerce, RDA
5.5a.1	Develop Heritage Tourism Strategy				✓	Chamber of Commerce, City Staff, UHF, SHPO

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Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-12 mth	1-5 yrs	5-10 yrs	
S 3b 1	Pursue Grants to Support Heritage Tourism			✓		City Staff
S 4a 1	Develop Pioneer Communities Program				✓	Chamber of Commerce, City Staff, UHF, SHPO
S 5a 1	Survey the City's Historic Landscapes			✓		City Staff, SHPO
S 5a 2	Create Historic Landscape Design Guidelines				✓	City Officials, HLC, City Staff
S 5a 3	Conduct Training on Design Guidelines				✓	City Staff
S 5b 1	Preserve Parks Listed and Landmark Sites		✓			City Staff
S 5b 2	Identify and Pursue Listing for Additional Historic Parks and Historic Landscapes				✓	City Staff, SHPO
S 5b 3	Develop Informational Packet for All Historic Parks in the City			✓		City Staff, UHF
S 5c 1	Inventory Historic Details to Be Preserved			✓		City Staff
S 5c 2	Determine Appropriate Preservation Measures for Historic Landscape Features				✓	HLC, City Staff
S 5c 3	Public Services Department Coordination	✓				HLC, City Staff
S 5d 1	Develop Educational Materials for the Owners of Private Historic Landscapes				✓	City Staff
S 6a 1	Develop Historic Design Guidelines that Enhance the Pedestrian Environment				✓	City Officials, HLC, City Staff
S 6a 2	Represent Preservation Priorities in the Transit Planning Process	✓				City Officials, City Staff
S 7a 1	Ensure Compatible Zoning		✓			City Officials, City Staff
S 7b 1	Identify and Remove Obstacles and Incentives for Demolition		✓			City Officials, HLC, RDA, City Staff
S 7b 2	Educate Staff on Code Changes and Available Assistance			✓		City Staff
S 7c 1	Support Appropriate Residential Additions		✓			City Officials, HLC, City Staff
S 7d 1	Allow Accessory Dwelling Units in Historic Districts		✓			City Officials, HLC, City Staff
S 7e 1	Affordable Housing Best Practice			✓		City Staff
S 7e 2	Program Development			✓		City Staff
S 8a 1	Create Targeted Maintenance Assistance Programs			✓		City Staff
S 8a 2	Coordinate Outreach to Property Owners	✓				City Staff
S 8a 3	Pursue and Create Funding Support	✓				City Officials, City Staff

Appendix A: Historic Districts and Sites Field Analysis[3]

Overview

As part of the planning process, all local and national historic districts were visited during 2007 and 2008 to gain an idea of their current characteristics. Recommendations were made for each area as to whether district status should be reviewed, if additional survey work was warranted, or if the area did not warrant further consideration. These recommendations are summarized in the table below.

TABLE 1: HISTORIC DISTRICT RECOMMENDATIONS

Historic District	District Boundary Status	Survey Recommended?	Survey Objective	Priority Level
Local Districts				
South Temple	Stable	✓	Inventory post WWII resources	Low
The Avenues	Stable	✓	Possible boundary revision, southwest corner	Moderate
Exchange Place	Stable	✓	Evaluate boundaries to reflect existing conditions	Moderate
Capitol Hill	Stable	✓	Reevaluate 200 West Area	Low
Central City	Compromised	✓	Reevaluate historic district status; consider as possible conservation district	High
University	Stable			
National Districts				
The Avenues Extension	Stable			
City Creek Canyon	Stable			
Riverside Warehouse	Stable			
Gilmer Park	Stable	✓	Consider local district nomination	Moderate
Bennion-Douglas	Stable			
Bryant	Compromised	✓	Reevaluate historic district status; consider as possible conservation district	High
Highland Park	Stable	✓	Reevaluate boundary rationale	Low
Northwest	Compromised	✓	Reevaluate boundary, especially eastern portions	High

[3] Prepared by Tatanka Historical Associates

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Historic District	District Boundary Status	Survey Recommended?	Survey Priorities	Priority Level
Capitol Hill Extension	Compromised	✓	Reevaluate historic district status; consider as possible conservation district	High
Yalecrest	Stable			

In addition, visits and observations were made regarding additional areas or resources that were identified by preservation stakeholders as potential areas or resources for future survey consideration. These were reviewed and preliminary recommendations made regarding the merit of future survey activity. These recommendations are summarized in Table 2, below.

TABLE 2: POTENTIAL HISTORIC AREA RECOMMENDATIONS

Area	Survey Recommended?	Explanation	Priority Level
Desoto Cortez Neighborhood		Consider alternatives to historic designation, such as conservation district	Low
Federal Heights Neighborhood	✓	Local and national candidate	High
City Cemetery	✓	Local and national candidate	High
Neighborhood North of the Avenues Extension District	✓		Moderate
Gentile Core	✓	Inventory for structures; thematic nomination candidate	Low
West Liberty Neighborhood		Consider alternatives to historic designation, such as conservation district	Low
West Temple Neighborhood	✓	Inventory for structures; district potential not likely	Low
Westminster Neighborhood	✓		Moderate
Westminster Avenue Neighborhood	✓	Notable structures to inventory in survey; district potential unclear	Low
Fairmont Park West Neighborhood	✓	See notes on recommended survey boundary	Moderate
Sugarhouse Neighborhood	✓	Consider alternatives to historic designation, such as conservation district	Moderate
Liberty Wells Neighborhood	✓	Inventory for structures; district potential not likely	Low
900 West Neighborhood			Low
Euclid Neighborhood			Low
Rose Park Neighborhood	✓	Reconnaissance level only	Low
Lower Ensign Downs Neighborhood	✓	Notable variety and quality of modern resources	Moderate
Industrial Warehouse Area	✓	Notable structures to inventory in survey; district potential unclear	High

PROJECT BACKGROUND

Salt Lake City has been engaged in efforts to protect its historic resources since the mid-1970s, when it adopted a preservation ordinance, created a Historic Landmark Commission, and established its first historic district. To address an ongoing loss of historic buildings in the city's historic core during the decades following World War II, the city began to landmark individual sites and to establish historic districts. While many of these were designated to the Salt Lake City Register of Cultural Resources, others have been listed in the National Register of Historic Places. This process continues today, as the city is completing ongoing surveys and contemplating the establishment of additional historic districts.

By the early 2000s, the city began to see a need for a comprehensive preservation plan to address refinements to its policies, regulations, permit review and landmarking processes. Clarion Associates was engaged to study the city and its preservation efforts, and to complete a preservation plan. Ron Sladek of Tatanka Historical Associates Inc. was brought onto the project to focus upon analysis of the city's designated and potential historic sites and districts. During the period from September 2007 through July 2008, Ron Sladek visited Salt Lake City several times and spent a total of several weeks touring the city in detail. The goal of this fieldwork was to visit all of the existing historic districts, a number of the city's historic areas of interest, and many of the individually designated properties. This level of field analysis was necessary to gain an understanding of the city's layout, historic resources, completed surveys, designated properties and districts, and preservation efforts. This study presents our analysis of existing conditions and how the city's survey and designation efforts might be improved in the future.

LOCAL DISTRICTS

SOUTH TEMPLE

The South Temple District was established as a National Register district and was the first to be listed in the Salt Lake City Register in 1976. This long rectangular district stretches along S. Temple St. from Virginia St./University St. on the east to 300 East/A St. on the west. From north to south it is just one block wide. The district is occupied by many of the city's most elegant historic mansions and apartment buildings dating from the late 1800s and early 1900s. The Governor's mansion is among these. In addition, the street is lined with prominent offices, churches and other buildings used by various community non-profit organizations, all of which front onto tree-lined S Temple St. Historic street lighting adds to the district's sense of place.

Many important historic buildings and excellent examples of high-style architecture are located throughout the South Temple Historic District. However, it has also been compromised by a good number of office buildings and apartment buildings that date to the period from the 1960s to the 1990s. Most of these are located in the western 2/3 of the district in the stretch

between A St. and N St. Although the district has clearly experienced a number of changes since it was established, many of the post-1960 buildings that have been constructed there are excellent examples of modern architecture.

RECOMMENDATION

Given the character and importance of S. Temple Ave. historically in the development of the city, consideration should be given to updating the district nomination with a re-survey designed to focus upon and incorporate the post-WWII evolution of the district and the construction of significant buildings there that reflect the modern era. While the National Register designation might be left as it is, changes to its listing in the Salt Lake City Register of Cultural Resources could address its broad range of both historic and modern architecture. This could also highlight the area's architectural variety and bring some of its more significant modern architecture within regulatory controls that are needed to ensure that the district's integrity does not continue to erode.

THE AVENUES

The Avenues District was established as a National Register district and listed in the Salt Lake City Register in 1978. Containing around 2,700 properties, it is the city's largest historic district. Developed between 1880 and 1930, the Avenues is primarily occupied by residences built along sloping streets that drop in elevation from north to south. Historic apartment buildings are also located there, primarily in the district's western area. In addition, the district contains a small number of churches, schools, and neighborhood-scale commercial uses such as restaurants and retail shops. Only some of these buildings are historic.

The Avenues Historic District is filled with numerous examples of historic middleclass residences in a variety of architectural styles. Many of the blocks throughout the district have a single intrusion of a non-historic building dating from the period after 1960. However, these are primarily small homes and apartment buildings that were constructed prior to the 1970s. Because they are far outnumbered by the many hundreds of historically intact residences, these non-historic buildings do not appear to have negatively impacted the district's overall integrity. Two non-historic schools are found in the district, and one entire block contains a modern commercial building.

Few changes appear to have taken place in the district in the past couple of decades. The southwestern corner of the district, bordered by State St., Canyon Rd., 4th Ave., A St., and S. Temple St., holds a collection of large apartment and condominium buildings. While some of these are historic, a good number are non-historic and have compromised the integrity of this area of the district. In addition, this area is located adjacent to Temple Square and holds non-historic parking lots and garages used by the LDS church.

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RECOMMENDATION

The southwestern area of the district should be examined through a more intensive survey. Future refinements to The Avenues may involve removing this area from the district.

EXCHANGE PLACE

The Exchange Place District was established as a National Register district and was listed in the Salt Lake City Register in 1978. It is the city's only entirely commercial historic district and is based upon a collection of early 20th-century buildings that were developed to create an alternative non-Mormon business center at the south end of Main St. The district also includes the 1905 Federal Courthouse Building and Post Office, as well as the city's first skyscrapers, the twin Boston and Newhouse Buildings.

Exchange Place still contains a concentration of historic commercial buildings with excellent integrity. In addition to those mentioned, it also holds the 1909 Stock & Mining Exchange, 1909 Commercial Club, 1910 New Grand Hotel, 1910 Bell Building, and the Judge Building. The district is small and isolated, surrounded by non-historic buildings and parking lots. Its boundaries correctly extend to the southwest across 400 South to include a vacant parking lot where a historic building once stood.

RECOMMENDATION

Essentially, the district boundaries need to be redrawn to reflect existing conditions in and around the district. Several historic buildings of the same general vintage are located nearby that should be considered for incorporation into the district's boundaries. These include the Shubrick Hotel, Hotel Plandome, Commercial Exchange Plaza, New York Building, Odd Fellows Hall, and the Clift Building. Expansion of the Federal Courthouse will evidently result in removal or demolition of a few of these buildings. Even so, re-survey of this district and its boundaries is recommended to eliminate non-historic vacant space and to add several of the area's surviving historic buildings that were not included in the district when it was established.

In addition, the 1960s Formalist style Wells Fargo Bank Building on the southeast corner of 400 South and Main St. should be documented by the city and considered for individual designation. This building does not fit within the period of significance of the Exchange Place District and should only be addressed through individual designation.

Historic pavers are found along Exchange Pl. and can be seen where the asphalt has worn away. The city might want to consider exposing and restoring streets such as this where pavers are still found, even if such efforts are restricted to a limited number of locations. Although Exchange Pl. is lightly traveled, the restoration of brick or stone pavers contributes to the feeling and appearance of a historic district. This might be a good location to try out a restoration project like this to see how it goes and how it is received by the city's residents.

CAPITOL HILL

The Capitol Hill District was established as a National Register district in 1982 and was listed in the Salt Lake City Register in 1984. This district is known for its steep narrow streets, irregular lots, and for holding some of the oldest surviving residences in the city. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is individually landmarked. In this district are portions of the West Capitol Hill, Kimball, and Marmalade neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

The blocks directly south of the Capitol Building are steeply sloped and contain a number of large residences exhibiting some of the finest high style architecture in Salt Lake City. The White Chapel and Council Hall, both important historic community buildings from the city's earlier decades, face onto 300 North across from the Capitol. Southwest of the Capitol and north of the LDS Convention Center, the blocks within the district are occupied by some historic residences but also contain a number of modern high rise apartment and condominium buildings dating from the 1970s and 1980s. These dominate Main St., Vine St., Almond St., and W. Temple St., resulting in a diminished degree of integrity in this area. West and northwest of the Capitol, between Main St./Columbus St./Darwin St. and 200 West, the blocks are filled with the Pioneer Museum, three LDS ward churches, numerous historic homes, and the modern Washington School. This area has particularly narrow, steep streets and exhibits a good degree of integrity, with just a few modern intrusions aside from the school.

RECOMMENDATION

Much of 200 West is a parkway. The area west of this, bordered by 200 West and 300 West, and by 300 North and Wall St./800 North, contains modest historic cottages, vacant land, and a number of non-historic intrusions of circa 1960s apartments and small industrial shop buildings. The houses in this area are of diminished quality in style, construction, and integrity compared to those located to the east of 200 West. The City should consider redrawing the western boundary of the district due to integrity problems west of 200 West.

CENTRAL CITY

The Central City District was listed in the Salt Lake City Register in 1991. Two blocks wide and nine blocks long, the district is occupied by one of the city's oldest residential neighborhoods. While the northern edge of the district close to S. Temple St. is occupied by larger homes and more upscale apartment buildings, the remainder holds modest brick cottages and bungalows that for many decades attracted working-class occupants. On its south end, the district abuts Liberty Park.

Both 500 East and 700 East are major north-south thoroughfares lined with both houses and commercial enterprises. A residential parkway is located along 600 East. Bisecting the district is 400 South, a primary east-west commercial and transportation corridor. Trolley Square, formerly the trolley barn for the Utah Electric & Railway Corporation, occupies an entire square block along 700 East. This facility has been converted into an indoor shopping center. While the district still contains numerous historic homes, it has experienced significant attrition of its historic building stock, particularly along its perimeters and major thoroughfares. The majority of these changes have taken place in the area between the north edge of the district and 300 South. The four square blocks between 300 South and 500 South have been so heavily impacted in recent decades by teardowns and modern commercial infill that they contain very little in the way of historic resources. Because of its central location in the city and its placement along several major transportation corridors, the district has been subjected to a substantial amount of historically insensitive commercial development in recent decades, resulting in negative impact to its integrity. This has resulted in a historic district that has effectively been split in two, with a substantial loss of integrity to the northern blocks and greater integrity to the south (particularly south of 600 South).

RECOMMENDATION

The status of this district is now questionable and further attrition may merit its removal from historic district standing. Some may argue that it has already reached this point and that other controls are needed to protect the diminishing number of historic resources that remain there.

UNIVERSITY

The University District was established as a National Register district and was listed in the Salt Lake City Register in 1991. It is located on the east bench of the valley adjacent to the University of Utah, with panoramic views extending over the city toward the west. The district consists almost entirely of residences constructed between 1900 and 1920, many of them built and occupied for decades by faculty and staff from the university. It is bordered by S. Temple St. on the north, 500 South on the south, University St. on the east, and by 1100 East on the west. Since the World War II era, the district has also been partially occupied by student apartments. The construction of apartment buildings in the neighborhood led to its district designation as owners of single family homes sought to reduce the impact of multi-family buildings that were resulting in higher densities.

Today the district contains many medium to large historic homes and apartment buildings exhibiting a variety of architectural styles. Commercial buildings geared to the student population are located around the intersection of 200 South and 1300 East near the University. Some of these are historic and others are modern. The northeast corner of the district is occupied by a small historic park with tennis courts, a water reservoir and an art barn. In and close to the southeast corner of the district are a couple of modern high-rise apartment buildings of no particular note other than that they are out of

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character with the rest of the district. Most of the non-historic intrusions in the district consist of small apartment buildings dating from the 1960s and 1970s. These are primarily found in the north half of the district. The University Ward LDS Chapel across from the campus is a particularly notable building, serving as one of the city's excellent examples of the Art Deco style of architecture.

RECOMMENDATION

In general, the University District exhibits a good level of integrity and is in no need of changes other than ongoing protection.

National Districts

THE AVENUES EXTENSION

The Avenues Extension was established in 1980 to incorporate additional residential properties into the National Register district created in 1978. It is a long, narrow district that runs from A St. on the west to N. St. on the east, and primarily extends one block north of the original Avenues District. This district is occupied by numerous houses, most of them middle-class cottages and bungalows that are very similar to those found in the adjacent Avenues District. Because of the rise in elevation, the residences all have panoramic views of the city toward the south. Most of this district is intact, with just a few non-historic intrusions that do not impact its integrity.

RECOMMENDATION

No changes or recommendations are made regarding the Avenues Extension.

CITY CREEK CANYON

The City Creek Canyon Historic District was established as a National Register district in 1980. This district is a long narrow site that includes Memory Park, the city's collection of war and veterans monuments, and the Memorial House. It is located to the east and northeast of the State Capitol building along Canyon Road. City Creek Canyon is notable for its natural landscape combined with historic landscape architecture dating back to the years after World War I, along with its monuments of varying sizes, styles and periods. A creek runs through the middle of the park, with small falls and ponds along the way. Pedestrian bridges cross the creek at various points, and the park's road, sidewalks and trails serve as a popular location for hikes within the city and adjacent to downtown. Mature landscaping occupies the valley floor, with rolling hillsides rising steeply above.

RECOMMENDATION

This district is intact, with no significant intrusions that might have diminished its integrity. It serves as one of Salt Lake City's most important historic landscapes and its most significant memorial location. No changes are recommended here, and the memorial park should continue to be open to the

installation of new monuments approved by the city with care that the historic ones are maintained and preserved.

WESTSIDE WAREHOUSE

The Westside Warehouse District was established as a National Register district in 1982. About one block square, it was created to include sixteen commercial and industrial-warehouse buildings dating from the 1880s through the early 1920s, many of them designed by leading Salt Lake City architects of the period. The district is bordered by approximately 200 South on the north, 300 South on the south, 300 West on the east, and by 400 West on the west. In recent years, most of the two- to five-story warehouse buildings have been converted to art studios, galleries, and residential lofts. Pierpont Ave. is lined along its south side by a long stretch of adjoining former two-story warehouse spaces that have been remodeled to hold small offices and shops. The district is small and somewhat isolated, surrounded by parking lots and nonhistoric buildings in almost every direction. Exceptions to this are historic apartments to the northeast, the Holy Trinity Cathedral to the southeast, Pioneer Park to the south, and the Ford Building to the southwest. Several parking lots and a couple of non-historic buildings are also present within the district, although these do not appear to have diminished its integrity.

RECOMMENDATION

No changes or recommendations are made regarding the district. As a historic warehouse district, it would not be logical to expand its boundaries to include the adjacent or nearby historic buildings mentioned above because these are not related to the district in architecture or history of use.

GILMER PARK

The Gilmer Park District was established as a National Register district in 1996. A small district of 244 properties, it is significant in part due to its curvilinear street pattern, which differs from the compass grid pattern found throughout much of the rest of the historic city. In addition, this area holds the historic residences of a number of prominent and influential persons, among them professionals, business owners, and politicians who have been involved in the city's life and development over many decades. Finally, the district is occupied by high-end homes exhibiting a variety of architectural styles. Included among these are Classic Cottages, Bungalows, Prairie Style, Tudor, Foursquares, Craftsman, Colonial Revival, Mission Revival, and a small number of excellent examples of architecture from the 1950s to the 1970s. The majority of the residences in the district date from the 1920s through the 1950s, and include landscaping that is extensive and manicured. The only non-residential use is the Garden Park Ward LDS Church, which occupies a substantial landscaped property between Yale Ave. and Harvard Ave. Gilmer Park has very few modern intrusions and exhibits a high level of integrity.

RECOMMENDATION

The district does not appear to be experiencing much in the way of teardowns or historically insensitive alterations. This neighborhood might be a candidate for local district status.

BENNION-DOUGLAS

The Bennion-Douglas District is essentially an eastward extension of the Central City District, with a distinct rise in elevation from west to east. It was established due to its association with the early 1900s expansion of Salt Lake City into adjacent farmland. The district is filled with residential cottages and bungalows. Its original demographic appears to have ranged from working class to upper middle class. In addition to homes, the district holds a number of non-Mormon churches and institutional buildings, suggesting that it was largely occupied by the Gentile community at a time when the city's population was more heavily dominated by the LDS church. Prominent among these buildings are the Unitarian Church, McGillis School, Sarah Dart Retirement Home, First Baptist Church, and the Judge Memorial Catholic High School.

Also important to the district is East High School, located in its southeast corner. This building has taken on new cultural significance and may become a future individually landmarked site due to its use as the setting for *High School Musical*, one of the most popular teenage movies of the modern era. Families eager to take photos of their children standing in front of the now-famous façade visit the building almost daily. While this association may not be taken seriously at this time, it appears likely to be seen as a point of relevance related to historic significance years from now.

Bennion-Douglas includes a number of small to medium sized apartment buildings dating from the 1950s to 1960s. Two large high-rise apartment buildings are also present along the district's northern perimeter. These appear to date from the 1960s and 1970s. Commercial property uses are found along 400 South, 900 South, and 700 East. Some of these buildings are historic (such as the Salt Lake City Brewing Co.) and others are modern. The greatest amount of change has taken place along the district's northern edge, where the 400 South commercial and transportation corridor has resulted in teardowns and modern infill.

RECOMMENDATION

Although some modern intrusions are found in the district, it is largely intact and just needs to be protected against future attrition of its historic resources.

BRYANT

The Bryant District is, like Bennion-Douglas, an eastward extension of the Central City District. Bryant was similarly established due to its association with the early 1900s expansion of Salt Lake City into adjacent farmland. The district is filled with residences of varying styles, including Bungalows, English Cottages, Edwardians, Foursquares and others. Its original demographic

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appears to have ranged from middle class to upper middle class. Residential parkways remain in place along 200 South and 800 East. In addition to homes, the district holds a number of small to medium-sized apartment buildings dating from the early 1900s through the 1960s. Two high-rise apartment buildings are present on the district's east and west margins.

Bryant includes a number of modern intrusions, among them numerous small medical clinics located in what can only be described architecturally as rectangular box-shaped buildings. These are concentrated in this area due to the presence of two large medical centers. The first is the Salt Lake Regional Medical Center along 100 South between 1000 East and 1100 East. This facility includes a historic chapel surrounded by modern hospital buildings. The other is the Salt Lake Clinic, located along 400 South between 900 East and 1000 East. These complexes each take up most of a square block and their presence has impacted the historic integrity of the district. Hospitals, like universities and other large institutions, are known nationwide for purchasing adjacent historic buildings and demolishing them to accommodate parking, clinic, office and other needs. This is often done with brazen disregard for historic significance and public opposition. While this approach may not have taken place in the Bryant District so far, the potential for greater negative impact to the district is in place. One of the district's most notable individual historic resources is the 1927 St. Paul's Episcopal Church, a masterpiece of Tudor Revival architecture. Another important non-residential historic building is the power station along 1100 East between 100 South and 200 South. Hidden behind a tall concrete wall, this building is representative of the city's early power distribution system.

Commercial property uses in the district are concentrated along 400 South and 700 East. Most of these are modern buildings that have worn away the edges of the district. A few are significant examples of modern architecture. Prominent among these are the Mt. Tabor Lutheran Church at the northeast corner of 200 South and 700 East, and the Zions Bank on the northeast corner of 400 South and 700 East. The 9th Ward LDS Church on 100 South between 900 East and 1000 East is also of note. In sum, the Bryant District has experienced a substantial amount of attrition of its historic resources. This has occurred not only along its commercial margins, but also interior to the district.

RECOMMENDATION

While much remains intact, the district is quickly becoming so diminished by the loss of historic buildings that it may soon no longer merit its historic district status. The area might be a candidate for a conservation district.

HIGHLAND PARK

The Highland Park District was established in 1998 when it was listed in the Salt Lake City Register. With just over 600 buildings, the district is significant because of its history as an early planned trolley-car suburb. Highland Dr. bisects the district, with commercial property uses located just north of 2700

South. The district is almost entirely occupied by modest cottages and bungalows that appear to date from the 1920s to 1950s. Almost no non-historic intrusions are found there and its integrity has remained intact.

The only question raised is why the district did not include the additional homes of the same quality, styles, and time period that are located to the north, east and south. This district does not necessarily need to be expanded. However, any physical demarcation between the established district and the adjacent blocks is non-existent. This simply raises a question regarding the rationale behind how the district boundaries were drawn.

RECOMMENDATION

The Highland Park District does not appear to be experiencing any threats to its integrity and does not need any special attention at this time. The Utah Light & Railway Powerhouse along Highland Dr. just south of Interstate 80 is representative of the city's early power and rail system. However, it does not appear to have been designated on any level and was not included in the adjacent district. It is recommended that this facility, and others associated with it, be documented and landmarked in the near future.

NORTHWEST

The Northwest District was established in 2001 when it was listed in the National Register. Within the district are the Guadalupe and Fairpark neighborhoods, which include almost 1,500 buildings. This area of the city is significant as a historic working class neighborhood and for the cultural diversity it represents. Many of its residents have historically been of Hispanic heritage. The district straddles and is bisected by the north-south route of Interstate 15. A residential parkway is found along 800 West and N. Temple St. is heavily commercial. Numerous modest residences are found throughout the district. The area east of the highway holds older housing stock dating from the late 1800s to the early 1900s. West of the highway, the houses are mostly cottages and ranches dating from the 1920s to the 1930s. The homes exhibit varying degrees of integrity and are generally in poor to good condition. Some newer residences, among them public housing projects, are found there as well. A small number of more substantial homes and a couple of old commercial buildings are located along 400 North. The neighborhood was impacted decades ago when a number of buildings were removed to accommodate construction of the highway.

Along 500 West, a series of industrial-warehouse buildings and yards occupy most of the blocks that form the eastern edge of the district. These buildings all appear to be non-historic. To the east of 500 West, the district is separated from the core of the city by a wide rail corridor that remains active today. Additional non-historic residences are found throughout the east side of the district. The presence of so many non-historic buildings east of the highway compromises this area's integrity as part of the district. Most of the non-historic buildings in the western area of the district are found along the N.

Temple St. commercial corridor. One historic property of interest in this area is Scotty's Motor Court.

RECOMMENDATION

This district appears to be threatened mostly by the presence of numerous non-historic industrial-warehouse buildings in its eastern area, the construction of public housing projects there, and the completion of historically insensitive remodeling projects. I-15 effectively cut the neighborhood in two and eliminated many historic buildings, isolating the small eastern portion of the district with its many non-historic intrusions. As much as 40% of the eastern area contains non-historic buildings that diminish the district's overall integrity. The City should consider redrawing the district's eastern and southern boundaries to eliminate many of the non-historic buildings from the district.

CAPITOL HILL EXTENSION

The Capitol Hill Extension was established in 2002 to incorporate additional properties into the Salt Lake City Register district created in 1984. It is located in a Salt Lake City Redevelopment Agency (RDA) target area, allowing property owners to take advantage of both preservation tax credits and RDA funding. This is a five-block-long, one block wide district with over 330 buildings, essentially extending the Capitol Hill District by one block toward the west.

The area holds a diversity of housing stock, indicating that it was originally occupied by working class and middle class households. Today the residences vary from poor to good condition with a similar range of integrity. Better conditions are found among the buildings south of 600 North. In this area, the homes along the inner court known as Pugsley St. are of particularly note. The two blocks north of 600 North are largely occupied by non-historic properties and this area does not contribute much to the district. Similarly, the southern edge of the district, along 300 North, also contains a series of non-historic properties. The core area of the district with the greatest integrity extends from just north of 300 North (about mid-block) to 600 North.

RECOMMENDATION

This district is threatened by the presence of a good number of non-historic buildings within its boundaries, which have diminished its overall integrity. Some other mechanism other than historic district designation (such as conservation district designation) may have been more effectively employed to protect its historic resources and future development. This weak district appears to be a case where historic designation is not the appropriate tool for regulatory control.

YALECREST

The Yalecrest neighborhood was nominated in 2007 for district status through the National Register of Historic Places. This area consists of well over 1,300 contributing buildings, most of them residences exhibiting a variety of period revival styles dating to the first few decades of the 20th century. The housing

stock, with its architect-designed homes and manicured landscaping, provides evidence of middle class to upper class ownership from the first half of the 1900s.

Several characteristics of note are found in Yalecrest. Bonneville Glen, a deep wooded ravine that is open to the public for hiking, bisects the neighborhood from northeast to southwest. Shaped by the rolling topography around the ravine, the northwestern half of the district contains curvilinear streets (this is similar to the adjacent Gilmer Park District to the west). Overlooking the ravine is the Bonneville LDS Church and another LDS church is found along Gilmer Dr. Cornell Circle, near the southeastern corner of the district, is lined with an arc of historic cottages. The finest homes in the district are the high-style examples of various architectural styles located along Harvard, Yale and Princeton Avenues between 1300 East and 1500 East. A small neighborhood commercial node is located at the intersection of 1300 South and 1700 East.

RECOMMENDATION

The Yalecrest District exhibits an excellent level of integrity and is minimally impacted by non-historic development. Its historic resources do not appear to be threatened by any significant pressures or concerns at this time.

Additional Areas of Historic Interest

A number of additional non-designated but historic areas of the city were brought forward during the course of this project as worthy of attention. Many of these were recommended by city staff, members of committees and commissions, preservation professionals, and members of the public who were interested in the topic. In addition, other areas were noted during the course of the fieldwork and are included for discussion. As many of these as possible were visited within the cost and time parameters of the project. Some thoughts on these areas are presented here.

DESOTO-CORTEZ NEIGHBORHOOD

Located directly north of the State Capitol complex, this small neighborhood is a compact pocket of residences dating from the 1920s to the 1990s. Its most notable characteristic is the view that each home has over the Capitol Building and the city below. Many alterations and modern intrusions are found in the area. The most intact historic features are the homes along Desoto St., which is tree-lined with homes that are almost all from the 1920s. Cortez St. mostly contains houses from the 1950s to the 1990s. Columbus St. has a few 1920s cottages, but non-historic homes and two- and four-plex apartments dating from the 1960s occupy much of the remainder of its length.

RECOMMENDATION

This neighborhood does not appear to exhibit an adequate degree of integrity for a historic district. A survey will be needed to confirm whether this area is

makes a good district candidate or whether alternative tools, such as conservation district designation, would be more appropriate to preserve character.

FEDERAL HEIGHTS NEIGHBORHOOD

Located directly north of the University of Utah, this neighborhood holds an impressive collection of residences dating from the 1920s to the 1950s. Federal Heights is characterized by its rolling topography, curvilinear streets, manicured landscaping, and high-end homes exhibiting a variety of architect-designed high styles of architecture. This area is certainly one of the city's most important neighborhoods in the area of historic architecture. Located adjacent to the University, Federal Heights has served as the home of both faculty and administrative leaders, and prominent members of the Salt Lake City community, for many decades. Few alterations or modern intrusions are found in the area, although it extends into more modern upscale housing toward the northeast and determining boundaries may be challenging.

RECOMMENDATION

This neighborhood exhibits a high degree of integrity and appears to be an excellent candidate for a future historic district on both the local and national levels.

CITY CEMETERY

Located directly north of the eastern length of the Avenues District, the City Cemetery is a large site (around 250 acres) with rolling topography and mature landscaping. The main entrance is located at its southwest corner at the intersection of 4th Ave. and N St. This location holds a formal gateway. Inside the gateway is a large 1906 Tudor Style building that looks like a mansion but actually houses the cemetery's offices. City Cemetery holds more than 119,000 graves containing the remains of Salt Lake City's pioneers and residents from the late 1840s through the present time. The first burial took place there in 1847, although the cemetery wasn't officially organized as part of the newly incorporated city until 1851. An irrigation system was installed in 1908, allowing the cemetery to develop and maintain the extensive landscaping that remains there today.

Common to all cemeteries, the City Cemetery holds the final resting places of the city's historic residents and is an invaluable source of genealogical information. In addition, this cemetery holds a remarkable collection of graves from the Mormon church's early history, along with most (if not all) of the church's past presidents through the present time. Many of the early Mormon graves include multiple wives buried near their husbands, and extensive multi-generational families congregated in the same areas. The graves throughout the cemetery provide excellent examples of a variety of types of funerary art. These are found in a diversity of sizes, materials and designs, showing how the art form changed over the decades. In addition, the site is a planned landscape with significance for its design. Extensive rock walls and gateways are found

throughout the property. Those extending along Wasatch Dr. are notable for their completion as a Depression-era WPA project that lasted from 1938 to 1941.

In addition to the cemetery's expansive main section, sub-areas are also present. The Catholic Cemetery occupies the entire southeast corner. Two Jewish sections are found along the south-central edge of the cemetery and a third is located north of Wasatch Drive. Also north of Wasatch Dr. are the Japanese Veterans Cemetery and the burial ground of members of the Royal Canadian Legion. The cemetery also holds separate sections for Civil War veterans, Spanish-American War veterans, World War II veterans, and a pauper's field. A Stranger's Plat holds the graves of migrants who died while on the way to the California gold fields. The Chinese Association has its own section, and another is reserved for infants. In addition to prominent pioneers and leaders of the Mormon church, the cemetery contains other notable individual graves. Among these are a recipient of the Congressional Medal of Honor, the Sundance Kid, and Franklin Wire, the inventor of the traffic light. All of the city's past mayors are buried here.

RECOMMENDATION

The City Cemetery is in excellent condition and exhibits a high level of integrity. It is cared for by a full-time staff and does not appear to be subjected to any significant threats. The cemetery would make an excellent candidate for listing in the National Register of Historic Places as well as a local Landmark Site.

NEIGHBORHOOD NORTH OF THE AVENUES EXTENSION DISTRICT

This residential neighborhood extends about five blocks north of the Avenues Extension and is about eleven blocks wide from east to west. It is steeply sloped upward from south to north, with terracing that allows each home to enjoy a view of the city. Many of the houses include south-facing second story balconies. The neighborhood is occupied by hundreds of homes that are similar in architectural style to those found in the Avenues Extension District. The primary exception to this is the numerous homes dating from the 1950s and 1960s along those streets at higher elevations. Clearly the entire area north of South Temple (including the Avenues and Avenues Extension) expanded northward as it developed over time, with the older homes below and newer homes at higher elevations. The historic Veterans Administration Hospital is located at the high end of E St. above 12th Ave.

RECOMMENDATION

This area appears to exhibit a high level of integrity and would probably make a good candidate for district designation. A determination regarding its eligibility, along with which level of designation is appropriate, should be made following the completion of a neighborhood survey.

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GENTILE CORE

This mixed residential and commercial neighborhood is located directly west of the Central City District, from approximately S. Temple St. to 900 South and from 500 East to State St. Located in this area are numerous houses, apartment buildings, commercial buildings, and public facilities such as the city building and downtown library. The houses are predominantly small working class cottages dating from the 1890s to the 1920s. Many of these are in poor to fair condition. Historic landmark buildings are scattered throughout the area. Included among these are the Ogilvie School, Second Ward Chapel, Trinity A.M.E. Church, and the B'nai Israel Temple. The area is broken up by the presence of numerous modern buildings, along with commercial and transit corridors along 400 South and 500 South. While several landmark downtown buildings are located along State St., the rest of the historic buildings to the south along this major thoroughfare are sporadic and a number are in poor condition. Many of the area's individually eligible buildings have been designated, although some have yet to be recognized. One example of this is the building occupied by Anthony's Fine Art on the northeast corner of 300 South and 400 East.

RECOMMENDATION

The historic resources in this area of the city are not contiguous but could be good candidates for a thematic nomination. The lack of cohesiveness suggests that it is not a strong candidate for district designation. A survey will be needed to confirm as well as to identify candidates for listing on the national register individually or as a thematic multiple-property nomination. The city may wish to couple alternate conservation tools with continued designation individual historic buildings.

WEST LIBERTY NEIGHBORHOOD

This neighborhood is located directly west of Liberty Park and is mostly occupied by hundreds of small cottages and bungalows dating from the 1890s to the 1950s. While the interior of the neighborhood exhibits a good level of integrity, its margins have been subjected to attrition, particularly along its north and west edges. Historic buildings along 900 South are few and the heavily commercial length of State St. includes very little that is historic. The old auto dealership on the southeast corner of State St. and 900 South appears to be the only building along these thoroughfares worthy of attention.

RECOMMENDATION

District eligibility for this area is unlikely but would be determined through the completion of a neighborhood survey. Conservation district status may be more appropriate. In addition, it is recommended that the western boundary be set along 200 East rather than extending it to State St. and including numerous non-historic properties.

WEST TEMPLE NEIGHBORHOOD

This neighborhood is located directly west and southwest of West Liberty. It runs from 900 South to 2100 South, and from State St. to 300 West. The neighborhood is mostly occupied by modest cottages and bungalows that are concentrated in the interior of the area. Many of these homes suffer from fair to moderate quality of original design and construction, and from non-historic alterations. The area's major thoroughfares (900 South, 2100 South, State St., 300 West & Main St.) are all heavily commercial and include few historic buildings. Main St. does include a few historic houses south of 1700 South and West Temple is a residential street. One pocket of interest in the neighborhood is Boulevard Gardens, with its brick cottages facing toward one another across a central shared parkway.

RECOMMENDATION

The West Temple Neighborhood may be a fair candidate for survey, but does not appear to be a good candidate for district designation. This is due to the many non-historic intrusions and alterations noted there, along with a lack of historic resources along its margins and major thoroughfares. If future survey and analysis is contemplated there, it should focus upon the portion of the neighborhood located south of Franklin Covey Field.

WESTMORELAND NEIGHBORHOOD

This neighborhood is located directly south of the Yalecrest District. Its main entry, complete with stone pillars, is set on a diagonal at the southeast corner of the intersection of 1300 South and 1500 East. Westmoreland is occupied by a fine collection of bungalows, large cottages, and miscellaneous architectural styles dating from the 1920s to the 1950s. The quality of design and craftsmanship in this area is above average, and the neighborhood is ornamented with tree-lined streets.

RECOMMENDATION

Westmoreland appears to be a good candidate for an intensive-level survey. A determination of district eligibility would be made based upon the survey results. Answering the question of what makes this area unique or representative will not only determine whether it is eligible, but also at what level of listing. The neighborhood does not appear to be experiencing any threats to its historic resources at this time.

WESTMINSTER AVENUE NEIGHBORHOOD

This neighborhood is centered along Westminster Avenue between 1300 East and 1500 East. This two-block stretch is occupied by an excellent collection of Craftsman cottages and bungalows. A number of the homes have incorporated the use of stone walls and piers into their design, making them relatively unique in the city.

RECOMMENDATION

The neighborhood merits the completion of a survey to determine whether it is district eligible or if individual buildings might be landmarked. Two of the homes along Westminster Ave. have already been listed in the National Register and others may also be eligible for designation.

FAIRMONT PARK WEST NEIGHBORHOOD

This compact neighborhood is located in the southern area of the city, to the west of Fairmon; Park. It primarily runs from 2100 South to Ashton St., and from 700 East to 900 East. The neighborhood is occupied by a collection of cottages and bungalows that date from the 1890s to the 1920s. An abandoned Denver & Rio Grande Railroad corridor, running from east to west, bisects the neighborhood. Fairmon; Park West has experienced modest intrusion of modern apartment buildings dating from the 1960s to the 1970s. In addition, the northern area of the district along 2100 South is occupied by non-historic industrial facilities. In the southwest corner of the neighborhood are a large historic LDS church and the Cannon House, which has been individually designated on the city and national levels.

RECOMMENDATION

This neighborhood appears to be a good candidate for a survey project. Its historic building stock is largely intact, with modern intrusions that are most significant in its northwest industrial corner. Any survey completed there should also consider including the several blocks to the west that are located between 500 East and 700 East to determine if they are related to the neighborhood and its development. It appears that the Fairmont Park West Neighborhood might be eligible for historic district status, but this needs to be determined through the completion of a survey.

SUGARHOUSE NEIGHBORHOOD

This extensive neighborhood, in the southern area of the city north of Interstate 80, is centered around a commercial core at Highland Dr. and 2100 South. The commercial district is surrounded by residential neighborhoods filled with a variety of middle class homes dating from the early to mid-1900s. While "downtown" Sugarhouse holds a number of historic buildings, it has also been transformed in recent decades by the construction of numerous modern buildings. Because of this, the commercial core no longer appears to be predominantly historic. Some of the remaining older commercial buildings are in good condition. Others have been heavily altered through insensitive remodeling projects that appear to date from the period between the 1960s and 1980s. However, some of these have the potential to be restored and to add to the historic character of the neighborhood. A good example of this is the large two story historic brick commercial building on the northeast corner of Highland Dr. and 2100 South. This building is in dire need of an effort to remove inappropriate cladding and restore its street elevations to their original appearance. Sugarhouse's commercial core also holds the historic Sprague

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Library and a vacant post office along Highland Dr., and the prominent 1930 Sugarhouse Monument west of the intersection with 2100 South. Next to the monument is a plaque describing the historic Jordan & Salt Lake City Canal, which runs through a long culvert underneath this area.

RECOMMENDATION

Sugarhouse has an interesting historic past but its historic resources and integrity have been compromised by insensitive alterations and the construction of numerous modern buildings in its commercial core. While the area certainly merits survey and the designation of individual buildings, it does not appear to be a good candidate for a historic district. Instead, the city should explore other options for protection through zoning overlay districts or other regulatory mechanisms.

LIBERTY WELLS NEIGHBORHOOD

This large neighborhood is located to the south and southwest of Liberty Park. It includes the area from 1300 South to 2100 South, and from State St. to 700 East. The neighborhood is occupied by a collection of modest cottages and bungalows that appear to exhibit a good level of integrity.

RECOMMENDATION

While the neighborhood merits the completion of a survey, it is not apparent whether it is worthy of district designation. A survey will determine whether it is district eligible, and on what level, or if individual buildings might be landmarked. Essentially, the district contains the same type and quality of building stock as that found in the surrounding neighborhoods and districts.

900 WEST NEIGHBORHOOD

This neighborhood is located in the southwest area of the city, west of Interstate 15. It is bisected by 900 West and runs from 1300 South to 1700 South. The neighborhood is primarily occupied by a collection of modest working-class cottages and bungalows that exhibit a generally poor level of integrity. In addition, the properties along the east side of 900 West have experienced an overwhelming amount of modern construction. Many of the neighborhood's historic homes have experienced insensitive exterior remodeling efforts or are in deteriorated condition. A few larger historic homes are located there, but not enough to make up a district.

RECOMMENDATION

While the neighborhood merits the completion of a survey, it is not apparent whether it is worthy of district designation.

EUCLID NEIGHBORHOOD

This compact neighborhood is located in the western area of the city, directly south of the Northwest Historic District. It encompasses the area from N. Temple St. to Interstate 80, and from Interstate 15 to 1000 West. An active

rail corridor that runs along S. Temple St. bisects the area. The neighborhood is filled with a collection of small working-class cottages, many of which are either in poor condition or have experienced insensitive alterations.

RECOMMENDATION

Due to a lack of historic integrity, this area is a lower priority for survey.

ROSE PARK NEIGHBORHOOD

This large neighborhood is located in the northwestern area of the city near the Northwest Historic District. It is filled with a collection of small working-class cottages and ranch homes that appear to date from the 1950s and 1960s.

RECOMMENDATION

While most are in good condition, this area needs to be studied more closely (perhaps through a reconnaissance survey initially) to determine whether it is a good candidate for intensive-level survey and to establish possible boundaries. At this time, a determination of whether it might be worthy of district consideration cannot be made.

LOWER ENSIGN DOWNS NEIGHBORHOOD

This neighborhood is located on a high bench north of and significantly above the State Capitol building. Each home has a clear view of the city below. The houses are all architect-designed masterpieces and represent some of the finest architecture in the city dating from the second half of the 1900s.

RECOMMENDATION

The neighborhood merits the completion of a survey to determine whether it will be district eligible in the coming years for its variety and quality of modern architecture.

INDUSTRIAL-WAREHOUSE AREA

This area is located in the blocks surrounding the intersection of 800 South and 400 West. It is occupied by a number of significant and apparently overlooked industrial-warehouse buildings that date from the late 1800s and early 1900s. The buildings along 400 West are situated along an early rail corridor that is no longer active. Those facing onto this street, especially between 600 South and 800 South, are of great historic interest and appear to exhibit a good degree of integrity. These include the Utah Pickle Co., Bissinger & Co. Hides, the factory building at 380 West 800 South, and several additional nearby brick buildings. A short distance to the west along 800 South (at 600 West) is the Mountain Cement Company plant, complete with massive silos and hoppers. Other historic industrial buildings are found in this area.

RECOMMENDATION

While it may or may not form a cohesive historic district, some of these facilities are likely to be individually eligible for designation. This entire area is an excellent candidate for survey and should be considered a priority.

SALT LAKE CITY'S INDIVIDUALLY LISTED SITES

Numerous individual properties have been listed in the National Register of Historic Places and the Salt Lake City Register since the 1970s. Among these are major, well known landmarks such as the Salt Lake City & County Building, Denver & Rio Grande Railroad Station, Wasatch Plunge, Trolley Square, and the Salt Lake Stock & Mining Exchange. Scores of less well-known properties have been listed as well. A good number of these resources were visited during the course of this project. While the city has done an excellent job of ensuring that many of its most important historic sites are recognized and preserved, it was also surprising to see that others were overlooked. Presumably these have not been designated for a variety of reasons. Included among those non-listed sites that are likely to be eligible for designation are many of the city's historic school buildings, the city cemetery, the architecturally unique LDS Ward Chapels, St. Paul's Episcopal Church, several historic powerhouses, and a number of early industrial buildings. Ongoing efforts are needed to prioritize these unique sites so they can be documented and designated in the coming years.

COMMENTS REGARDING SURVEY & DESIGNATION

Two types of field survey have been employed in Salt Lake City since the 1970s: reconnaissance and intensive-level. Each of these has focused upon a specific geographic area of the city, and it appears that few if any thematic surveys have been completed. Many of these areas are quite sizable because of the expansive historic street layout in Salt Lake City and the surveys have consequently included unusually large numbers of properties. Because intensive-level surveys require an in-depth level of documentation, and consequently are labor and cost intensive, the city frequently employed the use of reconnaissance surveys to complete a good number of its district documentation projects. Every one of these reconnaissance surveys appears to have resulted directly in the establishment of a historic district.

Reconnaissance level surveys are very useful tools. However, they are not typically employed as an end in themselves. Instead they were conceived of to help communities determine whether additional in-depth survey is merited within a specific area, and to establish geographic boundaries for such projects. In Salt Lake City, reconnaissance surveys were typically used as the basis for the establishment of historic districts, with no intensive-level survey involved. This approach resulted in the creation of many designated historic districts based upon a thin level of documentation, primarily determinations of architectural integrity based upon a cursory field evaluation of each building.

While this method was effective in helping the city to establish historic districts, reliance upon the reconnaissance level of survey alone appears to have resulted in the establishment of a couple of historic districts that may not have merited this status. In one case (the Capitol Hill Extension), it appears that the historic district route was taken simply to deal with redevelopment concerns that should have been countered through other means. Clearly the city needs other tools. In addition to the establishment of districts, to deal with change in its core areas. In addition, the lack of information about each property has left city planning staff with little to work with when permit requests come up for review. This then requires a slow property-by-property determination of historic and architectural significance at a point when the time and means may not be available and when redevelopment pressures are bearing down on decision-makers.

Fortunately, it appears that the city has recently come around to understanding the benefits of intensive-level surveys and they are being employed more often. Over the past three decades, large areas of the city have been surveyed and designated as official historic districts, either on the Salt Lake City or National Register level. Most of these districts abut one another. If this approach continues into the future, the propensity to turn every surveyed area into a district will eventually result in the entire city being listed, with no non-historic areas in-between. In the long run, this is not good for preservation efforts because it raises important questions about what is truly historic and significant. This muddles public perceptions about what should be preserved. It appears that little distinction has been made in Salt Lake City between what is worthy of district status and what is not. So far, the underlying message coming from the city through its survey and designation process is that every area of the city over fifty years old will be surveyed and designated a historic district. This may not in fact match the city's true goals, but it is the perception that has been created.

Salt Lake City's preservation leadership needs to be engaging in pointed dialogue focused around one question: If everything old is potentially significant and eligible, then what makes each established or potential district in the city special or unique, particularly when compared to other neighborhoods that exhibit the same type of building stock from the same general time period and with the same level of integrity? In other words, how many bungalows and cottages (especially those of poor design and construction and integrity) need to be landmarked before the statement that they are significant becomes meaningless? Designation of historic properties, on any level, must discriminate between those resources that are important and eligible and exhibit characteristics of integrity, and those resources that may be old but do not merit this type of status. If these distinctions are not made, designation eventually loses all meaning and support for historic preservation begins to wane. Then it simply becomes an annoying impediment to property owners wanting to tear buildings down, redevelop sites, or make alterations to their homes.

The same type of careful discussion and planning must occur when establishing or defining district boundaries. Each district must have justifiable, defensible boundaries that match what is found on the ground, not just lines on a map that conveniently follow the courses of major streets. Many of Salt Lake City's established districts were observed to have boundary issues that need to be resolved. In some cases, such as the Bryant District, these involve perimeters (and interior areas) that have experienced attrition of historic resources. Others, such as the Northwest District, include numerous non-historic resources such as commercial and industrial-warehouse buildings that should not be part of the district. The Central City District, possibly a worst-case scenario, has effectively been split in two by extensive redevelopment along the 400 South commercial and transportation corridor. If not drawn carefully, and periodically refined, questionable boundaries can result in questioning of a district's integrity. While some of Salt Lake City's historic district boundary issues were the result of ineffective surveys or poorly conceived perimeters, other boundaries have become problematic over time because of redevelopment and change. This situation places city staff in the position of having to administratively deal with numerous non-historic properties located within indefensible historic districts. Sometimes that is a preferred scenario when a community is trying to control redevelopment. In other cases, it bogs the planning office and permit review process down in unnecessary and time-wasting situations. To address this issue, it is recommended that the city engage in efforts to refine the boundaries of each of the established districts. This will require what is essentially a reconnaissance level survey of each district, with the specific goal of bringing the boundaries into compliance with what exists in reality. In addition, the drafting of boundaries for future districts established in the city should be given careful attention.

Overall, Salt Lake City has made great strides in the area of historic preservation and in its work to preserve the city's numerous and important historic resources. What is needed at this juncture is simply a refinement or re-tooling of methods to ensure that the city's survey and designation work is effectively pursued into the future.

Appendix 2: City Plans and Policies for Historic Preservation

Because the city has never had a Historic Preservation Plan, official historic preservation policy has been set sporadically based upon incremental approaches related to each department and planning area. The following sections review existing policy directions currently established in numerous City plans. For reasons of space and legibility, this summary conveys the broad directions established in each document; this summary should not be interpreted as a complete listing of the full policy statements in each document. Those interested in the exact language are encouraged to reference the original document.

The Community Housing Plan contains numerous goals related to historic preservation.

City Plans

The City has conducted several plans for the Downtown over the past 20 years, including:

- Salt Lake City Downtown Plan (1995)
- City Vision and Strategic Plan (1993)
- Salt Lake RDA/UDAT Our Downtown Future (1988)

In addition, the city has conducted some topic-specific citywide plans including plans for community housing and the parks and recreation system. Each of these plans contains policy direction related to historic preservation, as summarized in Table 2.

Table 1: Summary of Historic Preservation Policy Directions in City Plans

	Historic Resource Objectives and Goals
Salt Lake City Community Housing Plan (2000)	• Provide historic preservation education to developers and property owners, including information on technical and financial assistance and incentives
Salt Lake City Parks & Recreation Master Plan (1998)	• Protect significant historical or prominent open space and/or natural amenities (Liberty Park improvements and completion of the Jordan River Parkway listed as implementation priorities) • Develop standards for maintenance for parks and open lands, including master plans for Washington Park and Parley's Historic Nature Park
Salt Lake City Downtown Plan (1995)	• Establish Downtown as a diverse 24-hour activity center • Preserve and protect existing neighborhoods • Preserve existing housing and provide additional housing and hotel units, neighborhood support services, and amenities • Reinforce physical qualities and historical development patterns that establish the unique urban character of the Downtown. • Preserve historically significant buildings and districts while accommodating new development and renovation

	Historic Resource Objectives and Goals
	• Solidify and Promote specialized districts with unique identity, scale, intensity, and mix of uses. • Provide an efficient streamlined review process. • Use well-designed open space in the Downtown as a catalyst for investment.
City Vision and Strategic Plan (1993)	• Restore and adaptively reuse historic resources. • Develop programs to enhance and preserve the city's cultural history and character as expressed in the built environment. • Offer strong economic incentives to stop housing unit deterioration. • Facilitate the development of complementary neighborhood retail in the Downtown commercial and neighborhood areas.
Salt Lake READAT Our Downtown Future (1988)	• Maximize use of historic district ordinance. • Encourage use of deed restrictions to protect historic properties. • Promote the use of economic incentives for preservation through the mail and media as well as at the staff level. • Increase preservation funding and use a combination of strategies to offer local incentives for preservation. • Avoid easy or capricious variances in zoning that result in degradation of commercial and residential areas. • Keep historic resource inventory up-to-date.

Planning Area Master Plans

Long-range land use planning in the city is focused on specific planning areas rather than citywide. The City is divided into eight planning areas. Each area has an independent master plan with a future land use map and a number of goals and policies for the planning area covering a variety of topic areas including:

- Future land use types,
- Parks and open space,
- Urban design,
- Transportation and circulation,
- Public facilities and utilities,
- Environmental, and
- Historic preservation.

While the plans follow the same general format, there is some variety in the range of issues included and the level of detail and policy direction provided by each. For purposes of developing the historic preservation plan, these plans were reviewed for issues specific to historic preservation. The following table summarizes the key policy topics addressed by each plan that contains a historic preservation section or policy language. This is not intended as an exhaustive list of the goal and policy language provided in each plan. Please refer to the individual plans available on-line at the Salt Lake City Planning and Zoning Division website (www.slcgov.com/csd/planning/pages/masterplans.html).

Table 2: Summary of Planning Area Master Plan Historic Preservation Policy Directions

Planning Area	Historic Districts*	Historic Resource Objectives
Avenues	• Avenues (L) • Avenues Extension (N) • South Temple (L) • City Creek (N)	• Provide better information to the community on design guidelines.
Capitol Hill	• Capitol Hill (L) • Capitol Hill Extension (N)	• Implement historic signage and plaques. • Additional intensive survey and designation. • Place preservation easements on public buildings. • Expand zoning language to include historic landscape protections. • Designate historic landscapes.
Central Community	• Central City (L) • Exchange Place (L) • University (L) • Bryant (N) • Bennion-Douglas (N) • Gilmer Park (N) • Westside Warehouse (N)	• Create more historic district designations. • Increase historic preservation staff. • Coordinate historic preservation and Transit Oriented Development. • Ensure zoning is conducive to preservation. • Enforce regulations to maintain historic resources and ensure compatible development in historic districts. • Identify additional historic sites and districts. • Conduct additional outreach and education to promote historic preservation.
East Bench	N/A	N/A
Northwest	• Northwest (N)	N/A
Northwest Quadrant	N/A	N/A
Sugar House	• Highland Park (N)	• Conduct reconnaissance-level survey (study areas specified). • Promote designation of historic sites. • Educate property owners on tax credits. • Support designation of national & local districts. • Investigate possibility of conservation district ordinance. • Educate about and promote the use of available loans and financial incentives for maintenance and repair.
West Salt Lake (3.20.06 Draft)	N/A	• Conduct surveys of potential historic districts (areas specified). • Promote the designation of sites and districts in the planning area. • Educate property owners on neighborhood history and available tax incentives.

* (L) denotes Local Historic Districts; (N) denotes National Historic Districts.

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A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

Appendix VI

Salt Lake City Residential Design Guidelines, 2012

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CREDITS

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OTHER RESOURCES

Design Guidelines for Residential Historic Districts in Salt Lake City 1999
These design guidelines are adapted and revised from the Design Guidelines for Residential Historic Districts in Salt Lake City adopted 1999 and prepared by Winter & Company, with Clarion Associates. In particular, the Historic Context & Architectural Styles section and the histories of the historic districts, are based on the material written by Elizabeth Egleston Giraud for the 1999 guidelines.

Illustrations from 1999 Design Guidelines
"The Utah State Historical Society. All rights reserved. Used by permission." Applies to the photographs on pages: 3:6, 4:6, 4:7(Top), 4:17, 4:31(Bottom), 4:32, 14:1, 15:1, & 15:6(Bottom left).

A series of hand drawings in this Handbook are re-used from the 1999 Design Guidelines. They were prepared by Winter & Company for that document and are used again here with their kind permission, copyright reserved. Specifically, these include the hand illustrations on pages: 2:2, 2:7, 3:3, 3:5, 3:8, 3:9, 4:2, 5:2, 6:2, 7:1, 7:2, 7:3, 7:4, 7:6, 8:2, 9:1 & 11:3.

Most of the black and white photographs in the Architectural Styles section are retained from the 1999 Design Guidelines, and were taken by Lisa Miller (previously with Salt Lake City Planning Division) and the staff of Winter & Company, except as identified elsewhere in these acknowledgements.

Some photographs used in the New Construction chapter are kindly provided from the personal collection of Stephen James, and are used here with permission. These include photographs on pages: 12:5(Bottom), 12:9, 12:10(Top), 12:11, 12:12(Bottom), 12:13, 12:14 & 12:17.

All other photographs (with the temporary exception of a series in the Additions chapter) were taken by the preservation staff of the Planning Division, Salt Lake City Corporation.

December 11, 2012

Salt Lake City

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PART I

PRESERVATION IN SALT LAKE CITY

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Cover Images:

The John and Emily Platts home at 364 Quince Street. Platts was an English stone mason who came to Salt Lake in 1854 and built this house four years later. When the current owners purchased the house in 1975, it was in the state of disrepair seen in the right photograph. Over the years, they have renovated it so that it is a functional house for their family, while preserving the historic character of the home.

1 Why Preserve Historic Buildings & Neighborhoods?

Across the nation, citizens appreciate historic and architectural character as being essential to the identity and unique character of their communities. They promote historic preservation because to do so is essential to cultural, social, economic and environmental sustainability. Historic resources are key ingredients in neighborhood livability and quality of life, minimizing negative impacts on the environment and yielding economic vitality and reward.

In an increasingly fast-paced, anonymous and 'placeless' form of urban development, the individual character of each community is a precious identity. This identity helps to create a sense of stability and enables an understanding of how this unique character, itself a product of incremental development over time, can provide a direction and inspiration for the form of future development.

Many residents and businesses are also drawn to historic buildings and neighborhoods because the quality and richness of design, construction, craftsmanship and materials, are typically very high; buildings that are readily adaptable to contemporary needs. Salt Lake City is no exception, and has a series of visually rich and individual residential historic neighborhoods and commercial buildings.

The historic environment is the cultural landscape of our community. It represents the historical documentation of the incremental evolution of our society and neighborhoods. These 'pages' document the city, reflecting the many thousands of decisions which together have created Salt Lake City's urban environment, from a cultural legacy representing many countries, and many families, and many skills, and many values.

Liberty Park

National Park Service. National Register of Historic Places Program - About NRPS, 6/2011
www.cr.nps.gov/nr/about.htm
www.nps.gov/history/nr/publications/index.htm
www.nps.gov/history/nr/national_register_fundamentals.htm

State Historic Preservation Office, Utah. National Register of Historic Places.
http://history.utah.gov/historypreservation/register.html

Culture, Quality of Life & Livability

When groups of older buildings occur as a historic district, they can create a local environmental character which is so much greater than the sum of its parts. The district is defined on a human scale, which encourages walking and neighborly interaction. Mature trees and landscaping, stone walls and decorative architectural composition and features contribute to its sense of individuality. That identity is unique to each historic neighborhood is increasingly rare, and is impossible to design into a new development or urban area.

This physical sense of neighborhood cohesion can enhance community stability, reinforce desirable social patterns and networks, and contribute to a sense of reassurance and security. Many residents of historic districts, for example, note how easily they get to know their neighbors, and enjoy the fact that they are recognized by others who live in the vicinity.

Older homes and neighborhoods provide housing in a variety of sizes, serving a wide range of housing needs and desires. Within these residential neighborhoods small businesses developed, providing needed services and creating a rich legacy of architecture, usually as individual commercial buildings which are designed in scale with the houses. Many continue in commercial use today.

Maintaining these historic settlement patterns and original fabric preserves the setting from which residents learn about and explore our culture. Our historic neighborhoods are effectively a kaleidoscope of local, regional and global family lineage and cultural backgrounds. This 'stage' or 'classroom' provides a foundation of knowledge for our current and future identity, understanding and achievement.

A Sense of History, Identity & Art

Once the basic needs of existence and survival are met, humanity needs more to enhance its experience. There is a need to enrich the everyday experiences of living and working with a sense of history, time and art.

The historic neighborhoods and buildings of Salt Lake City provide a sense of maturity and permanence that can be apparent and also elusive. Why do these streets take this form, and who laid them out? Who designed and built this building, and who first lived here? What happened here, and when? Who decided to alter this part of the house, and why? What color was the house originally?

A principal reason to live in one of the more historic parts of our city is not solely connected to proximity to downtown, walkability and property investment. It is also directly related to the values and experience sought in visiting a historic city or site on vacation. It has to do with the elevation and refreshment that comes from the experience of a living work of art and architecture and is in itself a contribution to the present and future quality and richness of the neighborhood and city.

National Park Service. National Register of Historic Places Program. Publications & Links
www.nps.gov/history/nr/publications/index.htm
www.nps.gov/history/nr/preservation_links.htm

1 Why Preserve Historic Neighborhoods

Economic Vitality & Employment

Historic resources are finite and cannot be replaced, making them precious commodities that many people hold in high regard today.

Preservation tends to enhance the attraction and appreciation of neighborhoods and the value of private property. Studies across the nation have documented that, where local historic districts are established, property values typically appreciate faster, or at very least are stabilized where they might have been previously declining. In this sense, designation of a historic district appears to establish a climate for enhanced stability, civic pride, and further personal investment in the area. (See references on this page.)

Residents within the district know that the time and money they spend on improving their properties are likely to be matched with similar commitment and efforts on surrounding properties. These investments will not be undermined by over-scaled or otherwise inappropriate construction next door, or nearby. They consequently tend to have a multiplier effect in terms of neighborhood character and desirability.

The condition of neighbouring properties affects the value of one's own property. People invest in a neighborhood at least as much as in the individual structures themselves. Investment in a historic district is often more attractive, with property owners recognizing that each owner benefits from the commitment of other neighbors. An indication of the success of preservation would be the more than 1.4 million resources that are listed on the National Register of Historic Places; including, sites, districts, structures, and objects.

[NPS, 6/2011, www.cr.nps.gov/nr/about.htm]

In terms of local economic vitality and employment, preservation projects contribute more to the local economy than do new building programs. Each dollar spent on a preservation project has a higher percentage devoted to labor, usually local skilled labor, and to the purchase of materials available locally. By contrast, new construction typically has a higher percentage of each dollar devoted to materials or components that are usually produced outside of the local economy, and merely assembled on site. Consequently, when money is spent on rehabilitating a building, it has a higher local "multiplier effect," keeping more money circulating for longer in the local economy, when compared with new construction.

Rehabilitating a historic building frequently costs less than constructing a new one, aside from the costs arising from any demolition. In fact, the guidelines for rehabilitation of historic structures presented in this document promote cost-saving measures. They encourage smaller and simpler solutions, which in themselves provide savings. Preserving building elements that are in good repair is preferred to replacing them. Preservation and repairs are also typically less expensive.

In some instances, however, appropriate restoration procedures may cost more than less sensitive treatments, although they are likely to endure much longer. In such cases, property owners are compensated for this extra effort, to some extent, in the added value that historic district or landmark designation provides. Special economic incentives also exist to help offset potential added costs where they do arise.

Advisory Council on Historic Preservation, Economic Impact of Historic Preservation
www.achp.gov/economicstudies.html

National Trust for Historic Preservation, Community Revitalization
[illegible]

PART I Preservation in Salt Lake City

Mobility & Transportation

Living in a more historic neighborhood helps reduce the city resident's dependence upon the car for everyday needs. Older neighborhoods are close to the business, retail, cultural and employment centers in the downtown area, the very reasons prompting their initial development. Residents were and are able to live closer to where they work, avoiding or minimizing the need to use the car.

The greater concentration and walkability provided by these urban residential neighborhoods also enhances the economic viability of public transportation as a convenient and less expensive alternative to the car. This settlement pattern was initially directly influenced by the city's street car network and now supports its re-emergence. There are the further benefits of enhanced air quality through a reduction in gasoline use and toxic exhaust emissions, poor air quality being a persistent issue along the Wasatch Front from early development periods to the present.

A rich architectural variety and mature landscaping create an attractive and walkable neighborhood in all of the city's historic districts.

Sustainability & the Environment

Preserving a historic structure makes sound environmental conservation policy and practice.

Maintaining the use of a building is the ultimate in recycling since no demolition waste is generated, no processing of materials is required, and no energy consumed. No new construction materials are required, avoiding the energy, waste and pollution from manufacturing, and avoiding energy use for transportation and construction.

The embodied energy which was used to create the original building and its components is preserved and reinvested. Old buildings have a great deal of embodied energy. The extraction and processing of building materials (e.g., wood, stone, and brick), the transportation of those materials, and the construction labor represented in the final structure, mean that demolition of an existing building and constructing anew is notably less energy-efficient than rehabilitating or constructing an addition for the existing building. Conserving a building preserves its embodied energy and reduces the need for new materials. Demolition waste alone accounts for 25% of waste in municipal landfills every year.

Older buildings (up to 1920s) are, as a rule, as energy efficient as those buildings built today under increasingly stringent energy efficiency requirements. They are more energy-efficient than buildings constructed from the 1920s to the 1990s. These inherent advantages can be further enhanced through an understanding of the materials, the construction and the essential qualities of traditional design and craftsmanship. Thick, solid, heat-retaining walls in brick and stone, with access to natural ventilation, contribute to their excellent energy efficiency. Historic buildings can also benefit from new technology in the form of solar panels or shingles.

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The Quality of Design & Construction

Design, building and craft skills gradually focused on Salt Lake City from many parts of the world. New residents often brought with them centuries-old traditions in construction and the arts, and frequently an appreciation of urban and architectural sophistication. This coincidence of culture, sophisticated design and traditional craft skills is reflected in the earlier development of the city.

Most of the historic structures in the city are of high design and construction quality. The wood used for example came from mature old growth trees, was carefully seasoned and was typically milled to full dimensions, yielding stronger and more durable framework, cladding, windows, trim and details. Masonry walls were carefully laid, resulting in buildings with considerable stability, and refined, delicate and precise detailing.

Our historic buildings were thoughtfully and traditionally embellished and detailed, while the materials and finishes, including fixtures, wood floors and trim were generally of high quality; all characteristics which are now increasingly rare, and highly sought and appreciated.

By comparison, in today's new construction, materials of such quality are rarely available and comparable detailing, if achievable, is very expensive. The high quality of design and construction in historic buildings is consequently a significant asset, with notable durability and needing minimal basic maintenance.

Adaptability

Historic building floor plans tend to be readily adaptable, accommodating contemporary life-styles and supporting a diversity of requirements. Rooms are frequently large, permitting a variety of uses while retaining the overall historic character of each building. In residential areas private open space often exists on the lot to accommodate an addition, if needed. In commercial buildings the space tends to be both flexible and varied, and usually comes with a significant identity and architectural character, factors which are usually very attractive for small business.

A number of larger residences have been adapted for business use.

National Park Service, Technical Preservation Services.
Sustainability
www.nps.gov/tps/sustainability.htm

National Park Service, Technical Preservation Services.
Energy Efficiency
www.nps.gov/tps/sustainability/energy-efficiency.htm

National Park Service, Technical Preservation Services.
New Technologies
www.nps.gov/tps/sustainability/new-tech/index.htm

National Park Service, Technical Preservation Services
Case Studies

National Park Service, Technical Preservation Services
Research

National Park Service, Technical Preservation Services.
Resources

National Trust for Historic Preservation, **Weatherization**

National Trust for Historic Preservation, **Sustainability**
www.preservationnation.org/issues/sustainability/green-lab/

2 The Preservation Program in Salt Lake City – Defining and Managing Historic Buildings and Districts

Historic Preservation Plan - Draft

The Historic Preservation Plan for Salt Lake City, developed over several years by consultants and the City, establishes city-wide policies, goals, objectives and action priorities for the Historic Preservation Program. This is the first such comprehensive review and evaluation of the program in Salt Lake City, and will provide common direction for future city policy. The Plan is currently (early 2012) in Draft form.

National & Local Register Designations

Like most communities, Salt Lake City has two categories of historic district and landmark sites. It is important to understand and distinguish the city's designation of historic districts through its local ordinance process, from historic designation to the National Register of Historic Places.

National Register of Historic Places

The National Register of Historic Places is a list of sites and properties of historic significance. Properties on the Register may have national significance, but they may also be listed if they have significance at a state or local level. The National Park Service administers the Register. Nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior. Listing in the National Register is a recognition and status that is honorary and does not involve city review of proposed exterior alterations. National Register designation brings recognition, research knowledge and, in appropriate cases for buildings defined as 'contributing,' Federal and State tax incentives.

A sequence of gables and porches create a visual rhythm along the street frontage.

Properties listed on the National Register may be eligible for federal and/or state income tax credit incentives. Additionally, federal actions that may affect these properties must be reviewed for their potential impact. Alterations are not reviewed if the property owner is not seeking income tax incentives or if no federal actions are involved. In such cases, there are no regulations governing compatible alterations, infill or demolition.

Local Historic Districts

The local designation process is established through the city's zoning ordinance. Criteria for designation are set forth in the City code and designated properties are subject to regulations outlined in the ordinance, including demolition, and design review standards for new construction and exterior alterations to existing buildings. These guidelines inform the design review process for exterior alterations, additions and new construction for local historic districts and City designated landmark buildings, providing detail, clarification and options for the design review standards in the ordinance. They also provide information resource and guidance in planning a project affecting these areas, sites and buildings.

Certified Local Government (CLG) Status

Salt Lake City has agreed to support the principles of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings in a contract with the State Historic Preservation Officer. [See Appendix A and below] In that contract, the city received status as a "Certified Local Government," under the National Historic Preservation Act. This act provides that a local government, when it meets certain guidelines for operation of a preservation program, may become so certified and therefore become eligible for technical and financial assistance to administer its preservation activities.

The low, horizontal lines of bungalow design and its landscaped setting are mutually complementary.

Policies & Ordinance Standards Underlying the Design Guidelines

The forthcoming Historic Preservation Plan will provide comprehensive policy and an implementation action plan for the preservation program in the city, in the light of nationally accepted preservation standards, and an evaluation of the current and potential historic and cultural resources of the city. The residential, commercial and sign design guidelines form a key part of the array of tools available to the City in the role of caring for these assets.

The design guidelines are founded on the goals for preservation as stated in the Salt Lake City Zoning Ordinance Title 21A of the Salt Lake City Code, Chapter 34.020 "Purpose Statement." These preservation goals provide direction to projects affecting landmark sites or within a historic district.

The guidelines are intended to be used in a number of ways. Property owners and architects should use the guidelines when beginning a project. City staff will use the guidelines when advising property owners and in administrative reviews. The Historic Landmark Commission (HLC) will use the guidelines in review when considering the issuance of a Certificate of Appropriateness.

National Park Service, Technical Preservation Services
www.nps.gov/tps/

Interpreting the Standards Bulletins
www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm

Secretary of the Interior's Standards
www.nps.gov/tps/standards/four-treatments.htm
www.nps.gov/tps/standards/rehabilitation.htm
www.nps.gov/tps/standards/applying-rehabilitation.htm

Secretary of the Interior's Guidelines
www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm
guidelines.pdf

State Historic Preservation Office, Utah: Certified Local Government
http://heritage.utah.gov/history/clgs

The guidelines are based on the criteria and design standards set forth in Chapter 34.020 of Title 21A, of the Salt Lake Code, the city zoning ordinance, which provides for the creation and management of historic preservation overlay districts and landmarks.

The design guidelines, and the ordinance design standards, incorporate principles set out in the Secretary of the Interior's Standards for Treatment of Historic Properties, a nationally accepted set of basic preservation design principles, standards and guidelines. It is the intent of this document to be compatible with the Secretary of the Interior's Standards, and to clarify, amplify and interpret those essential preservation principles, whether at the project planning and design stage, or in the subsequent design review and approval process.

Compliance with the ordinance standards is enforced through the city's permitting and inspection processes, including the building permit review system. Property owners should recognize that most projects require a building permit, which is issued by the city's building official, in addition to the Certificate of Appropriateness that is issued by the HLC or Planning Division staff on its behalf.

Variation in building forms, massing and materials illustrate some of the city's characteristic architectural exuberance and vitality.

National Park Service, Technical Preservation Services Incentives
www.nps.gov/history/hps/tps/taxincen/taxdev.htm

State Historic Preservation Office, Utah Financial Assistance

Utah Heritage Foundation, Financial Assistance
financial-resources

Additional Incentives for Preservation

While the economic benefits from historic district status are notable, special incentives also exist to help offset any added costs associated with appropriate rehabilitation. Income tax credits are offered at the state and federal levels for rehabilitation which meets certain standards. There are also tax incentives associated with a facade easement on a historic property. In some cases, the city can provide special zoning incentives and can help to expedite development review associated with preservation projects. There are other city housing programs which provide some financial assistance with rehabilitation projects. Additionally, the Utah Heritage Foundation has a low interest loan program for the rehabilitation of historic properties that meet their eligibility criteria.

Preservation Design Standards & Guidelines

The design standards in the City Ordinance provide the regulatory foundation for the review of proposals affecting the historic sites and districts in the city. [21A.34.020, See Appendix A] They are brief and provide little detail as to their application in the context of the variety of circumstances that occur when designing a particular project, for a particular house, in a particular district. The design guidelines are non-binding and provide the detailed guidance and advice on ways to meet the ordinance standards. They are necessarily flexible, enabling them to relate to conditions which will arise with the unique nature of each project and property. There may be a clear answer to a design issue, or more often there may be more than one answer which safeguards the integrity of the building and/or district. The design guidelines help to define the most appropriate direction/s and answer/s.

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3 The Design Guidelines

The City has developed design guidelines for Residential and Commercial buildings and sites, and for Signs, to help interpret the design standards in the Ordinance, and as an information and guidance resource for the community and the City.

These design guidelines apply to construction work associated with locally-designated historic landmarks sites. They also apply to work within locally-designated historic districts in Salt Lake City, including the rehabilitation of historic structures and landscapes, alterations to "noncontributing" buildings, and to new construction. They apply to single family and multi-family buildings, commercial buildings and parks.

The design guidelines for the treatment of historic properties and for new construction within a historic district are based on nationally accepted principles for preservation and apply to designated historic resources across the city.

At the same time, different settlement patterns and historic resources exist within each of the historic districts, and establish a context and character unique to that neighborhood. Variables that define a distinct context may include topography, street pattern, building age, landscape features, and lot size.

Residential guidelines that are tailored to the individual character of each district are included to supplement the information and guidance provided in the city-wide guidelines. Specific residential guidelines are provided for the Avenues, Capitol Hill, South Temple, Central City, and University Historic Districts. Additional residential design guidelines will be developed for each future locally designated district.

The design guidelines for commercial resources and signs address more common issues, and do not have additional guidelines for each historic district.

PART I Preservation in Salt Lake City

Why have historic preservation design guidelines?

The design guidelines provide a basis for making informed and consistent decisions about the rehabilitation and treatment of historic resources. They also serve as an informational, educational and planning resource for property owners and their design professionals who seek to make improvements which may affect historic resources.

While the design guidelines are written so that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

The purpose of the guidelines, and the review process through which they are administered, is to explain and promote the sound preservation of the historic and architectural heritage of the city. These resources are fragile, and are consequently vulnerable to inappropriate alteration and demolition.

Pressure exists to alter or demolish historic buildings because the close-in neighborhoods where they are found are again regarded as attractive areas to live and work, and widely appreciated for their rich and unique character. These pressures are increasing as the population grows along the Wasatch Front; as residents face longer commutes, an inner-city location becomes a more attractive alternative.

Passage of the state's Economic Incentives for Historic Preservation bill in 1993, which provides income tax credits for rehabilitation work exceeding $10,000 for residential properties listed on the National Register of Historic Places, has also brought new residents and investors into Salt Lake City's historic neighborhoods.

Basic Preservation Theory

The Concept of Historic Significance

What makes a property historically significant?

In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly is significant. Historic properties must have qualities that give them significance. A property or a district 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 and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places, and
- The age of the site.

The Period of Significance

In most cases, a property is significant because it represents, or is associated with, a particular period in its history. Frequently, this period begins with the construction of a site or building and continues through the peak of its early occupation. Building fabric and features that date from the period of significance typically contribute to the character of the site.

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The Concept of Integrity

In addition to being historically significant, a property also must have integrity.

To have integrity a sufficient percentage of the structure or site must date from the period of significance. The majority of the site's features or the building's structural system and materials should date from the period of significance, and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building. It is these elements that allow a building or district to be identified as representing a particular point or period in the history of the city.

See the links below to the basis of preservation theory and principles which are summarized here.

Historic Preservation Principles

The following preservation principles and practice reflect national philosophy and should be applied to all historic properties in Salt Lake City.

National Park Service, Technical Preservation Services
www.nps.gov/tps/

Online Training & Information

Secretary of the Interior's Standards
www.nps.gov/tps/standards/four-treatments.htm
www.nps.gov/history/hps/tps/standguide/rehab/rehab_standards.htm

Secretary of the Interior's Guidelines
www.nps.gov/history/hps/tps/standguide/rehab/rehab_guidelines.htm
www.nps.gov/history/hps/tps/standguide/rehab/sustainability-guidelines.pdf

State Historic Preservation Office, Utah Financial Assistance
http://heritage.utah.gov/history/tax-credits

Respect the historic design character of the building.

Changing the style of the building or making it look older than it really is should be avoided. Confusing the character by mixing elements of different styles would not respect the historic design character of the building.

Seek uses that are compatible with the historic character of the building.

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use that will require minimal alteration to the building and its site. An example of an appropriate adaptive use might be converting a residence into a bed and breakfast establishment. This can often be accomplished without radical external alteration of the original architecture.

Note that the Historic Landmark Commission does not review uses; however, property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the Commission. In addition, the zoning code provides some incentives associated with certain uses and these may require Commission comment.

These uses may aid in interpreting how the building was used historically. Check the zoning code to determine which uses are allowed.

When a more radical change in use is necessary to preserve and keep the building in active service, then those uses that require the least alteration to significant elements are preferred.

It may be, that in order to adapt your building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept might be inappropriate. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new uses.

Note that more radical changes in use can make projects more expensive or result in the loss of significant features. Carefully evaluate the cost of alteration, as adaptation for a radical change may prove too costly, or may destroy too many significant features.

Protect & Maintain Significant Features & Stylistic Elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic material through such simple treatments as rust removal, caulking, limited paint removal and the reapplication of paint.

Preserve Existing Original Site Features or Original Building Materials & Features.

Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original materials and features. Preserve original doors, windows, porches and other architectural features.

Repair Deteriorated Historic Features & Replace Only Those Elements that Cannot be Repaired.

Upgrade existing materials and elements, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the original configuration.

Selecting a Preservation Approach

Each preservation project is unique.

Consequently, a 'one size fits all' set of rules and regulations will only apply in a minority of instances. It may include a variety of treatment techniques, including the repair and replacement of features, and the maintenance of those already in good condition. Some of the basic preservation treatments are described in the section that follows. In each case, it is important to develop an overall strategy for treatment that is based on an analysis of the building and its setting.

This research should begin with an investigation of the history of the property. Research may identify design alterations that have occurred, and may help in developing an understanding of the significance of the building as a whole, as well as its individual components.

This historical research should be followed with an on-site assessment of existing conditions. In this on-site inspection, identify those elements that are original, and those that have been altered. Also determine the condition of individual building components.

Finally, list the requirements for continued use of the property. Is additional space needed? Or should the work focus on preserving and maintaining the existing configuration?

By combining an understanding of the history of the house, its present condition, and the need for actions that will lead into the future, one can then develop a preservation approach. In doing so, consider the definitions of alternative approaches that follow.

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Adaptive Use

Converting a building to a new use, one that is different from that which its design reflects, is considered to be "adaptive use." For example, converting a residential structure to offices is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new functions.

Maintenance

Some work involves keeping a property in good condition by repairing features as or before any deterioration becomes apparent, and using procedures that retain the original character and finish of these feature/s. Regular or preventive maintenance is carried out prior to any noticeable deterioration. No alteration or reconstruction is involved. Such work will avoid having to deal with future repairs and is considered "maintenance." Residents are strongly encouraged to maintain their properties in good condition to ensure that more aggressive, and consequently more destructive, expensive, measures of rehabilitation, restoration or reconstruction will not be needed.

Preservation

The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site, is defined as "preservation." It may include initial stabilization work, and minor repair where necessary, as well as ongoing maintenance of the historic building materials and details. Essentially, the property is kept in its current good condition.

Rehabilitation

Rehabilitation is the process of returning a property to a state which makes a contemporary use possible, while still preserving those portions or features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building, and major or minor additions may also occur. Most good preservation projects in Salt Lake City may be considered rehabilitation projects.

Renovation

To renovate means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Restoration

To restore, one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style—either interior or exterior. This process may include the removal of later work or the replacement of missing historic features. A restoration approach is used on missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure, and when the original configuration is accurately documented.

Remodeling

To remake or to make over the design image of a building is to remodel it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. Remodeling is inappropriate for historic buildings in Salt Lake City.

Combining Strategies

Many successful rehabilitation projects that involve historic structures in Salt Lake City may include a combination of preservation, restoration, and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process, missing porch brackets may be replicated in order to restore the original appearance, while existing original dormers may be preserved.

See also Appendix A, Part 2.

National Park Service, Technical Preservation Services. **Four Approaches to the Treatment of Historic Properties**
www.nps.gov/tps/standards/four-treatments.htm

The uniform grid of the City of Zion Plan is readily apparent in this early bird's-eye view.

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How to Use the Design Guidelines

Arrangement & Format of the Document and Chapters

The Residential Design Guidelines are arranged in four sections. Three sections deal with Rehabilitation, General Issues, New Construction in PART II. Additional design guidelines for each Historic District form the fourth section and PART III of the Handbook.

Within the Rehabilitation section the chapters address specific design characteristics of a historic building, and include several topics within one subject and chapter. The chapters are organized in several sections, including introductory and explanatory information on Context and Character, the overall design objective, and the actual design guidelines, often with illustrations. The chapters also include supplementary resources in the form of additional reference material and suggested maintenance tips.

The guidelines are written to identify what is important and why, when considering a project in a historic district or relating to a city landmark site. They are intended to be informative, and to help with the reasoning and evaluation processes associated with both planning and reviewing a project for sensitivity to its context - whether that context is a building or a district.

The Context and Character paragraphs, the Design Objective, and the specific Design Guideline with its illustrations, all form a part of the guideline and help to determine the most appropriate course of action for a specific circumstance. The process is explained in greater detail below.

Arrangement & Format of Historic District Chapters in the Residential Guidelines

These chapters provide additional guidance for individual residential historic districts and have a different format.

Historic Architectural Character

A general description of the district includes a summary of the history of its development, helping to explain the historic form and character unique to that historic district.

Development Trends

Based on the type of previous development in an area, the City has expectations about future trends in development.

The Characteristics of the District

The key characteristics of the district are summarized to inform future design considerations. This summary provides a context within which alterations, and particularly new construction, should be considered. The objective is to support form, scale and design which are sensitive to the immediate context and the district.

Goals for the District

The district design goals establish the long-range view for the character of the district, and provide a foundation for the design guidelines that follow, like the design objectives in other chapters. In cases where the special conditions in a specific project are such that the accompanying detailed design guidelines do not appear to address the situation directly, then this statement of goals should serve as the basis for determining the appropriateness of the proposed work or direction.

The Design Guidelines

The design guidelines are arranged in several sections, which include Streetscape Features, Site and Landscape Design Features, Architectural Features and Appropriateness of Use. Design guidelines are identified in bold within each section, and each guideline may have one or more associated bullet point/s to clarify the application of the guideline. The guidelines are also numbered to provide specific reference in the review process. The city should assess whether these guidelines and goals have been adequately met in consideration of a Certificate of Appropriateness for the proposed work.

Governor's Mansion Carriage House Utah Heritage Award recipient 2012

Format of a Design Guideline

The design guidelines' format and structure establish a hierarchical framework that provides general and detailed design advice and also design options where the design guideline readily relates to the circumstances of the project, the site or building. Where the relationship is less obvious, on the other hand, and the specific guideline/s do not directly address the individual circumstances of the case, the design objective and the context character definition discussion immediately preceding the guideline/s, provide general a direction on the design intent and appropriate solutions.

Each design guideline in the document typically will have five components.

1. Context Character Definition

This component describes the elements of the character of the building and/or its setting or context that are most important to retain, if the integrity of the building or district is to be preserved. This may include technical information, such as factors associated with the preservation of a historic building material, for example, as well as general preservation theory that is relevant to the topic at hand.

The guidelines and their associated context character definitions in each chapter may be divided into pertinent sub-topics. For example, in the chapter addressing Site Features, the topic "Walkways," is among those discussed. This organization allows the user to select rapidly the specific design topics within a section that are most relevant.

This discussion provides the rationale and foundation for the Design Objective.

Design Guideline Format - Example

Chapter 1. Site Features

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.

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.

The low retaining wall supporting an artistic fashion iron fence contributes significantly to the character of the streetscape.

Masonry Retaining Walls

Sandstone 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.

Each design Guideline in the document typically will have five components.

2. Design Objective

Drawing upon existing character and/or the desired condition of the design element/s or context, the design objective is a statement of intent for the treatment of the design feature or characteristic. In cases in which special conditions in a specific project are such that the detailed design guideline/s that follow do not appear to address the situation directly, then the design objective provides a basis and direction for determining the appropriateness of the proposed work.

3. Design Guidelines

The design guideline is typically performance-oriented and describes a desired design treatment. There may be one or more design guidelines for each design topic.

4. Design Guideline Application Points

Additional information about application of the guideline appears in bullet points, and may include expanded explanation of the guideline, suggestions on how to meet the guideline objective, or additional application points to consider.

5. Design Guideline Illustrations

Illustrations clarify the intent of the guideline; captions highlight particular points or examples.

Maintenance Tips

A 'side bar' in many chapters provides Maintenance Tips for the homeowner as points or matters to consider in the regular upkeep of a building. Regular maintenance will reinvest in the unique qualities of the property and keep the finishes and details in good repair, while avoiding subsequent, and more expensive, repair or replacement.

Additional Information

A further 'side bar' in each chapter provides a brief list of other publications and weblinks as a resource for owners, designers and builders. These references may provide more background on a topic or detailed 'how to' instruction.

Some additional information and considerations are provided for Historic Glass and Color, in Ch.3 Windows and Ch.11 General Issues. This information does not form part of the review process for the ordinance design standards, and is provided to supplement an understanding of these matters. This informational text is differentiated in dark red.

Additional Information

Murtagh, William J. Keeping Time: The History and Theory of Preservation in America. Pittstown, New Jersey: The Main Street Press, 1988.

Design Guidelines Resources - Information + Maintenance Tips - Example

Chapter 5. Porches

Additional Information

Additional Information

Messey, James C. and Shirley Maxwell. "Reading the Old House" and "Sleeping Porches." Old House Journal, July/August 1995.

Maintenance Tips

Maintenance Tips for Porches

- *Maintain drainage off of the main roof of the house, as well as off of the roof of the porch.*
- *Channel water away from the foundation of the porch.*
- *Maintain a good coat of paint on all exposed surfaces.*

4 Historic Context & Architectural Styles

Introduction

Salt Lake City contains a multitude of architectural styles. This rich architectural heritage enhances the city, establishes its identity and provides a strong "sense of place." It also provides clues about the evolution of Salt Lake City, in terms of the sequence of development in different neighborhoods.

This chapter provides a brief overview of various historic styles found in Salt Lake City. While this section makes reference to a wide range of styles found here, it is not exhaustive. Architectural styles may exist that are not included in this section.

Property owners should review these descriptions carefully. In many cases the design guidelines that follow make reference to the characteristics of styles that are presented in this chapter. In some cases, specific design guidance is included in the style description, depending on the prevalence of the style being described. For example, the section on Bungalows provides special guidance because the bungalow is a prevalent building type in many historic districts in Salt Lake City. The homeowner is encouraged to use the styles section in analyzing the overall historic character of his/her building, as well as distinguishing its character-defining features. This approach should aid the homeowner in choosing an appropriate design solution for any proposed work.

Historic Overview of Salt Lake City

The story of Salt Lake City's architectural past begins with its physical layout, which loosely conformed to Joseph Smith's Plat of the City of Zion. Salt Lake City was divided into blocks of 10 acres, with a block in the center reserved for the temple and wide streets of 132 feet. The blocks were divided into 8 lots of 1.25 acres each, enough to accommodate a family and the agricultural needs of everyday living, such as a vegetable garden, fruit trees and a few livestock and chickens. Residents travelled beyond the city wall at 900 South to farm the land that leaders of the Church of Jesus Christ of Latter Day Saints had assigned to them; resources such as timber and water were communally owned. This system was designed to establish an efficient use of land and prevent social isolation. Although the blocks were later subdivided into smaller parcels and any semblance to its early appearance as an agrarian village has long disappeared, Salt Lake City's orderly pattern and wide streets identify a planned community from its inception.

As in any new settlement isolated from an industrial society, the early residents were driven by expediency and thrift when it came to providing permanent shelter. Dwellings were simple; ornamentation was sparse, and floor plans consisted of a "double pen," "hall parlor," or a "central hall" arrangement. Their symmetry, balance, and simplicity displayed at a very basic level the classicism associated with the Greek Revival style.

Adobe, rather than wood, was the predominant material in the Salt Lake valley from 1847 until fired bricks became available in the 1860s. We tend to forget this because so few adobe structures from this period have survived and because log cabins are so lovingly presented in public places. None other than Brigham Young, however, admonished against the use of logs, stating that "log buildings do not make a sightly city." While adobe had the disadvantage that it could not withstand poor weather and did not lend itself to complicated construction, it was cheap, if not free, and didn't require skilled labor. It was used not only for homes, but also for outbuildings, such as barns and sheds, and also for public buildings, such as Social Hall.

While the initial village layout prevailed, both physically and socially, throughout the 1860s, the city began to push beyond its original boundaries. The establishment of Fort Douglas in 1862, the activity of the Red Butte quarry, and the moving of the slaughter yards in 1860 to the mouth of Dry Canyon, drew residents eastward. Residents also began to consider moving to the lower slopes of the Avenues and Capitol Hill to escape the noise and confusion of Main Street and South Temple; they had become busy thorough-fares, as merchants travelled between the Fort and downtown. Gradually people began to use fired brick instead of adobe.

The biggest factor that affected architecture, however, was the completion of the trans-continental railroad in 1869. The built domain began to reflect Salt Lake City's new link to the outside world. Now residents had access to the building guides, pattern books and home magazines used nationally, as well as the necessary materials to construct the homes promoted in the literature.

4 Historic Context and Architectural Styles

The railroad was the first, important step that enabled Salt Lake residents to keep pace with the architectural mainstream. Access to national markets made for a more complex economy, one based on cash, rather than trade, and based on capitalism, instead of subsistence. Most notably for the territory, it opened up the mining industry. In response to this economic development, Salt Lake City became more urban within a decade. A variety of styles, such as the Second Empire, Italianate, and Gothic Revival and the Queen Anne were used; builders quickly produced the complicated floor plans, asymmetrical facades and mass-produced ornamentation that were used in the late Victorian era.

The growth of the city led to municipal improvements such as better water distribution, the installation of gas lamps and electric street lights and a mass transportation system using electric railway cars. This last development enabled people to live increasingly farther from where they worked and resulted in the development of "streetcar suburbs," especially in the area southeast of Liberty Park. Class differences emerged and characterized many neighborhoods. In general, working class residents lived in Central City and west of the railroad tracks. Professional, middle class people chose the Avenues and outlying suburbs in which to build or purchase homes — more expensive real estate because it was quieter and located on the benches, out of the smog. By the end of the 1880s, Salt Lake City had made the transition from a theocratic utopia to a regional center, one that looked like many other communities west of the Mississippi.

Also by this time, Salt Lake City was home to several millionaires who had made great fortunes in mining and other industrial pursuits. They built imposing residences, usually in classical styles such as Renaissance, Classical and Georgian revival. Although several still stand in Central City, Capitol Hill, and the Avenues, the most lavish were located on South Temple. Salt Lake's prosperity attracted architects such as Richard Kletting, Walter Ware, and Frederick Albert Hale. Their professional training and experience coupled with their clients' means led to a new, more sophisticated approach to architecture. During the period from about 1895 to 1915 these architects and others designed structures to house the new state's institutions, such as the State Capitol, the public Library (later the planetarium and now O.C. Tanner) and the University of Utah in its current location, as well as clubs such as the Alta and University clubs (the latter demolished in the 1960s) in which people could separate themselves socially from the rest of society. The Salt Lake Temple was completed in 1893; the construction of the Cathedral of the Madeleine and the First Presbyterian Church announced that other faiths had a permanent stake in the city.

PART I Preservation in Salt Lake City

Concurrently, a steady influx of new residents provided a healthy market for residential development at the lower end. This occurred both at corporate and individual levels. James Anderson founded the Anderson Realty Investment Corporation in 1892 and constructed many Victorian Eclectic houses, several of which can be seen along 300 South between 600 and 700 East. These were substantial, two story structures with a boxy shape that Anderson could build for about $3,200 and sell quickly at almost twice the price. Occasionally widows would subdivide their property and build two or three houses next door in order to get a monthly income and make a capital investment. Such homes — either of professional developers or individuals — adhered to no particular style and were designed according to the whim of the owner. They might be a bungalow, a Foursquare or "box" type or display a Victorian influence.

About 1900, developers began to invest in large apartment buildings. This was a new building type for Salt Lake City — one that created a more urban landscape and indicated a substantial shift in demographics. They attracted a variety of residents: the wealthy who didn't want the trouble of owning a house; the widowed who didn't need the space of a house, and people just starting out, who couldn't afford a house. W.C.A. Vissing constructed several buildings for the Covey Investment Company and was the city's most prolific apartment builder. Elegant apartment buildings, such as the Maryland, were constructed on South Temple, while others, less prestigious but still comfortable, were located east and north of downtown and in the Avenues.

Bungalows and Period Revival cottages dominated the residential building scene from the end of World War I through the 1920s but with the onset of the Great Depression, the construction industry ground to a halt. The few people who could afford to build a new home generally picked traditional designs, such as the Cape Cod cottage or a revival style, such as Dutch Colonial. In rare instances the International or Art Moderne styles were used.

After World War II birth rates soared. Construction boomed and new subdivisions were developed. Unprecedented numbers of people could afford cars and the many new consumer goods that flooded the market. With the rise of the automobile, the popularity of the new suburb, and the encroachment of commercial development east of downtown, many of Salt Lake's older neighborhoods began to decline. But as usual, this trend reversed. People grew weary of commuting and were disturbed by the demolition of irreplaceable landmarks. A preservation ethic emerged and slowly people began to take a second look at the city's old buildings. They painstakingly restored historic homes and in the process, revitalized neighborhoods. Today, these neighborhoods are Salt Lake City's most desirable real estate. Much has been lost but even more has been saved.

GSBS

Classical

c. 1851-1885

Although long out of fashion in the eastern half of the United States, variants of the classical styles, Georgian, Federal and particularly Greek Revival, continued to be popular in Utah into the 1880s. They were familiar styles to pioneers arriving from New England, upstate New York and the Midwest. These styles are characterized by their symmetry and the use of classical features: a wide frieze or fascia at the cornice, pediments over the windows or doors and round columns on porches. The homes from this period are generally side-gabled, so that when viewed from the side they resemble small temples. Alternatively they sometimes have one-story, shed-roof additions at the rear for a "salt-box" profile.

Classical Porch at central entry.

This is an unusual example of a front facing Greek Revival style building in the Capitol Hill Historic District. Despite the rarity of its orientation, its massing, stucco finish, pronounced wood cornices and fascia are clearly in keeping with this style and period.

Characteristics

- usually side-gabled massing, one or two rooms deep
- one or two stories
- symmetrical facade, with the entrance in the middle
- stone foundations
- smooth plaster walls or clapboard siding
- two-over-two or one-over-one, double-hung windows
- wood cornices and fascia
- stone, projecting window sills
- low-pitch roof with cornice returns
- divided transoms over the doorways
- one-story, shed-roof addition at rear

Gothic Revival

Picturesque

c. 1865-1885

Nationally, Picturesque styles — especially the Gothic Revival and the Italianate — represented in part a rejection of the Greek Revival, which was seen as being too discordant with the landscape and not easy to remodel, especially for additions. During the 1830s, a group of influential reformers called for a house style that would reinforce righteous living, that would help shore up Americans in the face of social upheaval caused by westward expansion and industrialization. Reformers wrote about residential architecture in terms of morality, and different styles were described as dishonest or honest. Locally, residents might have been aware of the theory behind the promotion of these styles, but it is more likely they represented something fashionable, that was newly available. The use of the Picturesque styles pushed Salt Lake citizens a little closer to the American mainstream, after enduring two decades of isolation.

Gothic Revival

c. 1865-1880

According to Utah's Historic Architecture, 1847-1940, (Carter & Goss, 1998) the Gothic Revival style was most popular in Utah during the 1870s, and in a broader context, was part of the Romantic movement that valued emotion over rational thought. As a rejection of classicism the most vocal proponent of this style, Andrew Jackson Downing, emphasized vertical lines, deep colors and the use of applied ornament. Few such homes exist in Salt Lake's historic districts but, because this style is so unique in this area, they greatly contribute to the architectural texture and richness of the city. Three can be found along Quince Street in the Capitol Hill Historic District; another, built in 1860, is located on B Street in the Avenues Historic District.

Characteristics

- steeply pitched roof
- cross gable roof plan, or
- side gable roof plan with central cross gable over the door
- clapboard or plaster siding
- quoins
- decorative barge board along eaves of main gables and dormers
- two-over-two, double-hung sash windows
- pediments over windows
- bay windows
- lancet windows
- elaborate porch railings: turned posts, cut-out boards

Gothic Revival

Italianate

Italianate

c. 1870-95

The Italianate style was introduced by Andrew Jackson Downing in his 1850 publication, The Architecture of Country Houses. He extolled the virtues of the Gothic Revival, but offered the "villa," a version based on Italian country houses that veered more toward classicism and did not have the religious overtones of the Gothic Revival. The style was used in Salt Lake after 1870, but it was not widely used and few examples remain.

Characteristics

- brick, wood clapboard, stucco
- double-hung, narrow windows, often with round arch heads
- window panes are either one-over-one or two-over-two
- protruding sills
- ornate treatment of the eaves, including the use of brackets, modillions and dentil courses
- low-pitched, hipped roof
- blocky, cube shape, with a side-passage plan, or cross-gable
- bay windows, often rectangular in shape
- quoins
- cresting
- transom, often curved, above the front door
- ornate porch treatment, with round columns or square posts, and bargeboard ornament

Second Empire

c. 1870-1890

The Second Empire refers to the French reign of Louis Napoleon, the grand-nephew of Napoleon Bonaparte, who ruled from 1852 to 1870. In both France and America, the Second Empire style coincided with a period of prosperity and materialism, and was associated with urbanity and cosmopolitan society. In many cities in the United States it was used for government structures, but it was popular for residences as well. Classical details, such as quoins, round columns and heavy friezes were often used; however, there was usually so much going on that Second Empire buildings, at least high-style examples, took on a life of their own. Extant Second Empire houses in Salt Lake were constructed of brick and wood, and thus do not have the rich, sculptural wall texture found in examples in other parts of the country. Instead, builders and architects achieved the exuberance of this style by using asymmetrical and complicated massing, and by applying plenty of ornament: cresting, railings, and moldings.

Second Empire

Characteristics

- steeply pitched, mansard roof
- roof can be either straight or concave, and is interrupted by dormers
- complex massing forms
- brick, stucco or wood clapboard
- wrought-iron ornament, such as cresting on roof or heavy, ornate iron fencing
- wide eaves, often with modillions
- corbelled chimney
- dormers with heavy moldings
- double-hung windows, either one-over-one or two-over-two lights
- hood moldings over the windows
- sandstone foundation and porch steps

Victorian Era

c. 1870-1910

Technically the word "Victorian" refers to the long reign of Queen Victoria, which lasted from 1833 to 1901 and encompassed the rich variety of architectural styles that were popular during the nineteenth century. Architecturally the word "Victorian" evokes the complexity and irregularity seen in the massing and materials of modest homes to large mansions. The use of Victorian era styles in Salt Lake City became available with the advent of rail transportation; access to national markets and culture was reflected in its architecture.

Three specific styles popular during this period are discussed below; other examples, such as the Richardsonian Romanesque, Eastlake and Stick style can be found in Salt Lake's historic districts but not in great quantity. (For more information about these styles, refer to Utah's Historic Architecture or A Field Guide to American Houses.) The majority of Salt Lake's "Victorian" houses do not represent pure examples of anything; simply describing a house built in Salt Lake after 1880 as "Victorian" can be misleading because residents and builders tended to take elements from one style and mix with another. Still, among most Salt Lake residents the term conjures up the image of a house built about 1890, either one or two story, with an asymmetrical form, a steeply-pitched roof and "lots of gingerbread." No matter if the house is Queen Anne, Shingle, "eclectic" or "transitional," if it can truly be termed "Victorian" it will have several of the following characteristics:

Complex Massing

The massing of Victorian era homes is often a profusion of towers, turrets, dormers, gables, bay windows and porches. Even small homes look complicated through the use of a cross-wing floor plan and roofs with a variety of planes and slopes.

Surface Ornamentation and Materials

Because fired brick was the most commonly used building material from 1865 on, Victorian era homes in Salt Lake do not display the abundance of wall decoration as those in cities where wood construction predominated. Still, Salt Lake Victorian era structures display a variety of materials.

- Shingles are the most commonly used embellishment on Victorian era homes in Salt Lake, especially in gable ends and dormer walls.
- Horizontal wood siding, although also used during other periods, can be seen on Victorian era homes. The siding has a crispness that gives the building a repetition of light and shadow that is texturally rich.

- fancy scroll cut wood work, especially around gables and porches.
- Ornamental brick work, such as corbelling and rows of soldier bricks as lintels.
- Use of wrought or cast iron as cresting along ridge lines or as railings and fencing. The metal was heavy, in a complicated pattern, and was generally found in more prestigious structures and sites. In contrast the "licorice stick" porch supports and railing that became popular in the 1950s had a negative effect on historic character.
- Use of stone for foundations (sandstone, in a variety of colors and qualities, is the most common).
- Combinations of materials. For example, horizontal siding can be seen on the first story and shingles are used on the second. A very common combination is the use of sandstone for the foundation, the use of fired brick on the walls, and wooden shingles in the gable ends.

Victorian Eclectic

Classical details combined with Victorian Eclectic massing

Windows

- The standard window in a Victorian era house is the double-hung sash, made of wood.
- A large, plate-glass window with a fixed transom, often with leaded or stained glass, is commonly used in the front of the house. These are sometimes flanked by narrower windows that are usually in a one-over-one configuration.
- Palladian and oval windows are frequently used in the gable ends.
- Windows are often grouped in thirds (triparite) in varying combinations.

Plate glass window with leaded glass transom.

Palladian window

Victorian Eclectic

Victorian Eclectic

c. 1885-1910

As Thomas Carter and Peter Goss point out in *Utah's Historic Architecture, 1847-1940*, "Victorian Eclectic is less a distinct style than an amalgomation of elements from many popular nineteenth century styles." It often has a massing defined by the Utah State Historic Preservation Office as a "central block with projecting wings"—a central cube with a hipped roof from which a shallow gabled wing projects. Thousands of examples of the one-story form can be seen throughout Utah, but many two-story examples can be found as well.

Characteristics

- hipped roof over the main block; projecting wing with front-facing gable
- porch with shed roof on one-story; often a gable on two-story examples
- usually round columns
- tripartite, often Palladian window in upper story of gable
- tripartite division of windows on projecting wing

Queen Anne

c. 1885-1905

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture that proceeded its namesake's reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures, and a desire to bring about a close relationship of architecture and ornament.

In the United States, it developed from a desire to identify a national style. Both the Centennial Exposition, held in Philadelphia in 1876, and the popularity of New England coastal towns, exposed Americans to their colonial, vernacular architectural past. The wood clapboard and shingle houses that were constructed in eastern Massachusetts during the seventeenth and early eighteenth centuries brought about the usual longing of security and simplicity that earlier ages always evoke, and were all the more appealing because they were seen as pure "American." The new Queen Anne style used the broad gables, long sloping roofs and small pane windows of these early houses for the exterior, while giant hearths inglenooks and spacious, inviting halls influenced interior design. The style introduced a new kind of open planning and a new way of massing volumes of space; it was inherently eclectic and became available to homeowners of all income levels.

Queen Anne with turret

Characteristics

- irregular, asymmetrical massing
- use of bay windows, towers, turrets, dormers, gables – anything that protrudes from the wall and the roof
- use of varying wall textures
- use of ornament: wooden scroll work on porches and gables, complicated brick patterns, ornate metal railings
- windows with leaded or stained glass
- windows with large panes of glass surrounded by small panes
- tall brick chimneys

Shingle Style

Shingle

c. 1885-1900

The Shingle style is closely related to the Queen Anne and the Colonial Revival styles in the use of asymmetrical massing, broad front porches and window treatments. Its defining characteristic is the extensive use of shingles. The Shingle style can be seen on high-style, architect-designed homes; it was not used for more modest homes.

Characteristics

- structure is almost entirely clad with shingles
- secondary materials include sandstone foundations and wood for windows and trim
- large, dominant front gable
- asymmetrical massing, including the use of towers, dormers and eyebrow windows
- the porch is a prominent feature that is tucked under the main roof line
- use of classical features, such as round columns on porches, one-over-one double-hung sash windows, and Palladian windows

Period Revival

c. 1890-1940

Period Revival styles encompass the reworked versions of the Spanish Colonial, the English Tudor, French Norman, and classically-inspired architecture, along with many other variants used throughout the country's colonial history. With the exception of the Neoclassical, which was generally reserved for mansions, period revival styles lent themselves well to designs for modest homes, and offered an alternative to the bungalow. Developers and builders found that evoking a cozy image of the past sold well, and that revival styles satisfied the need of home buyers to conform to tradition, while making use of contemporary convenience and floor plans, such as the L-shaped living room. Several neighborhoods in Salt Lake were constructed with rows of period revival "cottages" - such as the area near the 1500 South and 1500 East intersection - in the same way that scores of bungalows were used in subdivisions surrounding Liberty Park. However, many Period Revival styles, especially the Spanish Colonial and the English Tudor, are less common in specific local historic districts because the development of these areas occurred prior to the popularity of these styles. Period Revival homes are more common in districts which developed after the turn of the century, such as the University district.

Spanish Colonial Revival

Spanish Colonial Revival

c. 1915-1935

This style was popularized by the Panama-California Exposition, held in San Diego in 1915. The exposition was widely publicized, and the use of architectural examples from the Spanish Colonies encouraged Americans to realize that their country had a rich Spanish heritage, as well as an Anglo-Saxon past. Several modest and high-style examples of this style exist in the historic districts.

Characteristics

- use of stucco, often with a textured pattern
- use of tile roofs, usually red
- use of wrought-iron for balcony and porch railings
- decorative wall surfaces, using tile or low-relief terra-cotta sculpture
- round-arched openings

Tudor Revival

(c. 1915-1935)

As with many styles, the Tudor Revival does not adhere to the source of its inspiration, that of sixteenth-century English architecture, but instead is a mixture of elements from an American image of medieval forms that resulted in something "quaint." The development of the Tudor Revival style was associated with the Arts and Crafts movement, in which medieval architecture and crafts were valued as a rejection of the industrialized age. Ironically, the popularity of the style was due in large part to its exposure through mail-order catalogues such as Sears Roebuck and the Aladdin Company, in which parts of the house were pre-assembled and shipped by rail anywhere in the United States. The style was used extensively during the 1920s and 1930s; it was used both in large, formal examples (particularly in the University Historic District) and for smaller, modest homes.

Tudor Revival

Characteristics

- steeply pitched roof
- cross-gabled roof lines
- decorative half-timbering
- decorative masonry
- arched doorways
- casement windows, often with leaded, diamond panes
- projecting entryway that follows slope of front gable
- rolled edges on roofing (an attempt to imitate thatch)
- use of stucco or brick

Colonial Revival

Dutch Colonial Revival

Colonial Revival

c. 1890-1940

"Colonial Revival" encompasses many variants of residential architecture used from about the turn of the century through the 1930s, and was especially popular during the teens. It can apply to a Georgian Revival mansion, a Neoclassical home, a Dutch Colonial house or a structure in which elements of several of these styles were used. Massing forms vary but they often have classical details, such as dental moldings, pediments over the doorways, round columns and lunette windows.

Dutch Colonial Revival

c. 1890-1915

The "Dutch Colonial Revival," style has a gambrel roof form. This style is closely allied with the Shingle and the Queen Anne styles. The details, such as the window pattern, porches and materials are very similar.

- gambrel roof - both side-and front-facing variations can be found.
- shingle gable end
- two story
- prominent front porch, with classically-detailed porch supports and plain balustrades
- double-hung sash windows, with either single panes or multiple panes in the upper light.
- lunette windows in the upper gable.
- large, single pane windows with a fixed transom on the first story

Georgian Revival

c. 1895-1930

- usually large, elaborate
- brick (often red) or wood clapboard
- ornate moldings, such as dentils and modillions
- round columns with complex capitals
- hipped roofs with shallow pitches
- cornices
- double-hung windows, either one-over-one, six-over-one or six-over-six
- low porch railings with turned balusters
- prominent center window on second story, often arched or curved
- crowns
- shutters

Neoclassical Revival

c. 1895-1925

- full-height porch with a pediment, round columns with complex capitals. In some instances the porches are curved porticoes
- hipped roofs
- eaves with dentils, modillions, prominent frieze
- shutters
- panelled doors surrounded by pilasters and a pediment
- double-hung windows: usually one-over-one, but sometimes six-over-six or six-over-one
- low porch rails with turned balusters

Georgian Revival

Neoclassical

The Foursquare

The "Foursquare," also known as "the Box"

c. 1895-1915

The Foursquare, also known as "the box," is really more of a type or a form than a style, and architectural historians differ as to its origins. Some say that it is a descendent of the classical styles that were popular in the United States during the late 17th and 18th centuries because of their blocky shape and hipped roofs. These early houses, however, were wide and two rooms deep and not suitable for urban lots one hundred years later. The Foursquare was thus devised to adapt to narrow parcels of land. Other historians claim that it is merely a transition between the Victorian era and the bungalow — lacking the fussiness of the former but not achieving the cozy, earth-hugging quality of the latter. Mail order catalogs disseminated the style from 1900 to the 1930s throughout the country. Salt Lake City has numerous examples, and this style is especially prevalent in the Avenues, and in the blocks east of 1000 East on South Temple.

Characteristics

- looks like a box
- low-pitched hipped roof
- one-over-one, double-hung windows, or
- one-light, fixed window; with fixed transom
- prominent lintels and sills
- full, open porch
- wide eaves
- brackets in some instances
- dormers: shed roof, hipped (with a low pitch), gabled (sometimes with a pediment)
- outside siding: wood clapboard, stucco, brick. Dormer walls shingled in Craftsman examples.
- rare examples have quoins
- concrete or brick foundation
- rear, frame, shed roof addition (or secondary space) at rear
- if Classical or Colonial Revival: vertical rail balustrade on porch, round porch columns with Doric capitals that are sometimes doubled and a broad fascia that is an entablature
- if Craftsman, porch has square posts, tapered arched openings, brick pony walls

Because of its simplicity, the Foursquare lends itself to many styles. With thick square posts and exposed rafters it take on a Craftsman tone. With rounded porch columns and a pediment on the porch roof it becomes classical.

The Bungalow

c. 1905-1925

Like the term "Foursquare," the word "bungalow" denotes a type rather than a style. The word probably comes from a type of East Indian dwelling with broad verandas. Its immense popularity in the United States springs from a rejection of the constraints of the Victorian era, from the Arts and Crafts movement, and from the fact that it lent itself well to both modest and impressive house designs.

Although bungalows display a variety of materials and details, they are easily recognized by their wide, low-pitched roofs and broad front porches that create a deep, recessed space. Many bungalows fall readily into the Arts and Crafts categories, with exposed brackets and rafters, the use of "art" glass in windows and the combination of different textures, such as cobblestone and shingles. Others represent scaled-down Prairie-style versions, with low-pitched roofs, broad eaves and simple geometric shapes that provide an overall horizontal appearance.

Thousands of the second type were built in new subdivisions in Salt Lake City about 1910. These are especially prevalent east, west and south of Liberty Park. Examples of Prairie-style bungalows occur in the city's historic districts, but by the time the bungalow appeared there was not enough undeveloped land in the established neighborhoods to build rows and rows of them. Even when scattered among older structures, they represent an important era in the city's architectural development, continuing to evoke their original intent: comfortable, informal living.

Characteristics

- a rectangular plan with one or two stories
- different roof types: a more steeply pitched roof with the ridge line parallel to the street that covers a porch extending the full width of the house and hip-roofs with a shallow pitch
- exposed rafters, brackets — anything to evoke the structural composition of the building
- brick, wood shingle or clapboard siding
- broad eaves
- thick, tapered porch posts
- rectangular bay windows
- casement windows
- large, plate glass windows
- wing walls on the porch
- dormers that follow the line of the roof
- use of cobblestone
- concrete cap around porch wall
- both sandstone and concrete foundations were historically used on bungalows. Concrete foundations generally extend one to two inches beyond the exterior wall.

Bungalow with projecting porch

Bungalow with inset porch

Wall Materials

- Many materials were historically used on bungalows.
- Arts and Crafts bungalows often had wooden shingles or shakes, cobblestone and brick.
- Prairie-style bungalows were usually brick, and sometimes had a brick wainscoting with stucco above.
- Although a variety of materials were often used on the same house, too many materials can ruin the simplicity that is an inherent characteristic of the bungalow. Shingles, for example, would be inappropriate on Prairie-style bungalow.

Windows

Many different window types are appropriate for bungalows. Solutions will depend on what style the bungalow is and where the window is located on the house.

Arts and Crafts

These windows are generally more complex than those of the Prairie style.

- Tripartite (divided into thirds) arrangements: two long windows flanking a wider central window which has a transom; windows of an even size, either aligned vertically or horizontally.
- Small paned windows. These are frequently seen in attic windows, in transoms and in the upper sashes of single hung windows.
- Casement. Probably not as prevalent in Arts and Crafts, but still appropriate.

Prairie

- Large, plate glass windows are appropriate for this style.
- Casement windows are a hallmark of this style, and are appropriate. Single or double-hung windows can also be used.
- Long, wide concrete lintels and sills are frequently seen on this style; these features should be retained.

Prairie-style bungalow

Doors

The doors of bungalows often imitate the geometric qualities found with this house type.

- Historically the doors are wooden with panels and windows in the upper third.
- Sidelights were occasionally used, but are not a common feature. If they exist, they should be retained.
- Doors with Victorian era elements, such as ovals or frosted glass, are not in keeping with the bungalow style.
- Heavy, elaborate storm doors should not be used.

Porch columns with Arts and Crafts details, rafter tails.

Bungalow with Arts and Crafts details

Arts and Crafts style bungalow with rock porch piers

Porches

- Along with the wide eaves and the broad roof form, the wide, prominent porch is the most important feature of the bungalow, and should be maintained.
- Posts vary, and include tapered, square or round columns. Materials can be brick; brick to the rail level with wood above; stucco; wood; and for Arts and Crafts bungalows, cobblestone and shingles. Again, too many materials can overwhelm the design.
- Railings also took on different forms. Balusters could be wooden 2 by 2's, spaced about 2 inches apart. They could be flat with a "cut-out" shape. The wall around the porch could also be brick, particularly appropriate for Prairie-style bungalows; or if the house was shingled, the porch wall might also be shingled. In a few instances, a heavy, curved wrought-iron was used.

GSBS

Modern

The modern styles discussed below originate from a variety of sources, but overall the impetus for the "modern" styles was a rejection of all historical references. Proponents of modernity did not differ from reformers of other eras in their desire to use design to address social issues, but they distinguished themselves by shunning the past as well as cultural or national contexts. Additionally, modern architects stressed the emphasis on volume and the inherent value and elegance of materials. Architects had new structural options, primarily the steel frame and reinforced concrete. They could use flat roofs, greater window space and cantilevered elements. They embraced new technology and "the machine age," and their imprint has had a profound effect on American architecture and urbanism.

International Style

International

c. 1930-1940

The use of the words "international style" refers to the title of the exhibit promoted by the Museum of Modern Art in New York City in 1931 presenting the work of forty architects from fifteen countries. It has become synonymous with modern styles and post-World War II architecture.

Characteristics

- flat roofs
- an emphasis on volume, rather than mass, most often expressed through an extensive use of glass and angular, horizontal shapes
- asymmetrical facades
- corner windows
- metal casement windows, often multi-paned
- metal pipes used for balusters
- no surface ornamentation
- an attempt to create smooth wall surfaces, although brick, as the predominant Utah material, was often used

Art Moderne

Art Moderne

c. 1930-1940

Often closely related to the International Style in appearance, the Art Moderne was devised as a way of incorporating the machine aesthetic into architecture, in the sense that buildings could emulate motion and efficiency. It is also referred to as the Streamlined Moderne, and always carried the aura of the futuristic. Whatever the term, in this case architecture followed industrial design, as "the slick look" was used for everything from irons to baby carriages.

Characteristics

- an asymmetrical facade, with a combination of rounded corners and angular shapes
- use of glass block
- use of metal sash windows with small panes, often placed at corners
- horizontal bands at the cornice, referred to as "speed bands"
- references to ocean lines, as in the use of "porthole" windows and metal railings

Post-War

Post-War Cottage

c. 1930-1950

The Post-War Cottage (sometimes referred to as a "Cape Cod cottage" or a "World War II-Era cottage) is often considered as a sub-category of the Colonial Revival. They mark a transition between the Colonial Revival examples constructed before the war and the ubiquitous ranch type homes built afterwards. Because of their relatively recent construction many people have a difficult time thinking of them as "historic," but in most instances they have met the fifty-year mark establishing significance, and their distinctive characteristics (listed below) make these buildings worthy of a sensitive and appropriate preservation approach.

- brick, shingles or wood clapboard
- panelled door, surrounded by pilasters and an entablature
- small entrance porch with round columns with a simple capital
- double-hung windows, often with six-over-six lights
- alternatively multi-pane metal sash windows
- shutters dormers on front roof slope

Cape-Cod Cottage

Detail on a Post-War Cottage

Ranch Style House

Ranch

c. 1946-1970

The ranch style, with its roomy interior and "easy living" connotation, appealed to the post-World War II generation. Because of the Depression and the war, Americans had been deprived of consumer goods for fifteen years. During this period the home-building industry was at a standstill, but after 1945, the pent-up demand, coupled with the provisions of the G.I. Bill, led to an explosion of single-family home construction. Sometimes referred to as a "rambler," ranch style homes were built in great quantities. Not many can be seen in the city's historic districts because the style achieved popularity after their development; instead, they were built as infill housing.

Characteristics

- flat or slightly pitched roof
- prominent, built-in garages
- one story
- decorative iron or wooden porch supports
- asymmetrical massing and forms
- metal or wood window frames
- use of flagstone for decorative purposes, such as planter boxes

Multi-Family Structures

The construction of apartment buildings at the turn of the century represented one indication of the urbanization of Salt Lake City. An article in the Salt Lake Tribune in 1902 stated:

> "It is generally recognized by farseeing investors that the period of cottages in Salt Lake has reached its highest point and the period of flat buildings, marking another stage in the evolution from town to city, has just begun." (July 27, 1902, p. 32)

During the period from 1902 to 1931, at least 180 apartment buildings were constructed in the central city (including the Avenues) sections of Salt Lake. They did not house the inner city poor; rather, occupants included members of the middle-class who were either at a transient period of their lives, or as a choice of longer-term residence: unmarried young adults, widows, childless couples, retired workers and people starting new careers.

The Kensington Apartments were constructed about 1905, and represent a type of apartment known as a "walk-up."

All of the apartment buildings had fired brick exteriors and were usually at least three stories tall. Prior to World War I, "walk-up" apartments were the norm. They contained six to eight units (three or four stories) with two units off of a central hallway. They almost always have projecting porches on the front and frame utility porches with back stairways at the rear.

After World War I the "double-loaded corridor" type replaced the walk-up. These have a narrow end facing the street and are long, rectangular blocks. They are usually between three and five stories tall. There are several units on each floor that flank a long corridor. These apartment buildings were well-suited to the large, deep blocks in Salt Lake.

A double-loaded corridor apartment building.

Other variants exist, but are not as numerous. These include the "U," the "H," and the hotel block (similar to the "U" but with a commercial use on the first story)."

Walk-up

- brick exterior walls
- flat roof
- front porch bay that extends the full height of the building
- frame, often enclosed, porch at the rear
- high, raised basements, often stone but also concrete
- defined front and back facades

Double-Loaded Corridor

- brick exterior walls
- flat roof
- if balconies exist, they are purely ornamental, very shallow, often with wrought iron railings
- bay windows or French doors on the street facade
- the "front" of the apartment, from the perspective of the tenant, is the corridor, and the exterior side walls form the "back."

Both types exhibit a variety of styles, most commonly Classical or Colonial Revival. Walk-ups are generally classical.

Classical Revival

- Appearance of a parapet because of an applied, projecting cornice, usually about one foot from the top of the wall
- Round columns on porches
- Large capitals, especially Corinthian, at the top of the porches of walk-ups
- Quoins
- Pastiche keystones and imposts over doorway arches
- The use of mutules, dentil courses
- Pediments over the porches.

Classical Revival

Tudor Revival

- Steeply pitched roofs over the entrances
- Multi-pane windows, sometimes diagonal panes
- Crenulation as a cornice detail
- Half-timbering
- Crenulation around the entrance way

Tudor Revival

Prairie

- Casement windows
- Wide, overhanging eaves
- Heavy lintels to emphasize horizontal orientation

Prairie Style

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Commercial Structures

c.1900

Compared to the number of residential structures, there are few historic commercial buildings in the Avenues, South Temple, Central City, Capitol Hill and University districts. In contrast, Exchange Place district is entirely commercial. Historic commercial buildings in the Avenues, Central City, Capitol Hill, and the University districts were typically small stores which provided services to nearby residents. In the University district several historic homes and institutions have been converted to commercial use.

Commercial and institutional buildings on South Temple may be historic if close to Downtown. East of Downtown these non-residential structures were frequently built following the demolition of historic homes. They are now becoming old enough to be considered historic in their own right, although they were not the basis for establishing the district. The most recent historic district, Westmoreland Place, does not have any commercial buildings.

See also the Design Guidelines for Commercial Historic Properties in Salt Lake City.

Characteristics

- One- or two-story
- Flat roof
- The street elevation of the first story is almost all plate glass above a knee wall. There is often a transom above the plate glass.
- There is often a parapet wall on the street elevation, with decorative corbelling.
- Signage was either painted on the building above the transom; most often the business was identified by the use of an awning. The awning was angled (not rounded) with a valance of about 4".

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PART II Design Guidelines

REHABILITATION, GENERAL ISSUES & NEW CONSTRUCTION

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

Enriching community experience.

Historic fences, often of wrought and cast iron, and elegant retaining walls provide visual richness and a sense of time in the streetscape.

Early fencing defined the lot, and added decorative detail, while maintaining the visual relationship between private and public space.

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, with a small stoop near the street edge. Nonetheless, there is in each case a sense of progression from the public to the private realm, and a 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 fence, often in wood picket form or decorative wrought and/or cast iron, which helps to maintain the visual continuity between the house and the street. Where a fence is higher and/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.
- 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.

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 overall height of the fence 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. Early cast iron and wrought iron frequently add 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.

Low fences, retaining walls and landscape design help to define the identity and richness of parts of an established neighborhood.

The street lighting on South Temple contributes significantly to the character and grandeur of the street.

A low height and the sense of transparency created by this wall and fence help to retain views to the building and along the street.

A progression of space and landscaping from the street to the building helps to establish the character of the street.

Note

All fences will require a Building Permit and all fences in a historic district will require a Certificate of Appropriateness approval.

Historic photographs portray fence heights at a much lower level than we are used to seeing today. Consider using a lower fence height 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.

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 and provides a unifying visual coherence to the streetscape. This historic grading pattern is an important characteristic that should be retained.

Modifying this historic slope, as it is 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 it into a series of stepped terraces would detract from the historic character. However, in some parts of the city, this has occurred 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 modifying back yards.

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

- In general altering the overall appearance of 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.

The low retaining wall supporting an ornate historic iron fence continues significantly to the character of the streetscape.

The form, construction, detailing and materials of a retaining wall may complement both the architectural setting and character of the neighborhood.

Maintenance tip

Many historic masonry retaining walls are damaged by water pressure that builds up behind the wall. This may result from watering a lawn or from natural site drainage. This pressure can erode mortar and it can cause movement of stones.

Water pressure can be reduced by improving the drainage uphill of the wall. Small weep holes or drains also may be created in the wall to allow moisture to pass through.

With steeper topography, a retaining wall often becomes a significant element framing the public realm and defining the boundary and form of the site.

Masonry Retaining Walls

Sandstone and cobblestone 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.

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 repointed, using a soft mortar mix that is similar in color, texture and design to the original (see also Ch 2, Building Materials and Finishes). 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 whetever possible should be maintained.

- 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.

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.

Retaining walls, fences and steps may jointly contribute to the definition and character of the immediate setting and the district. The variety of materials often complements those of the building.

Mature natural stone paving and landscaping enrich the streetscape.

A slanted pattern of walkways and steps can help to create a sense of rhythm along a streetscape.

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 platted 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 common 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 flags should be retained, 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.

Drive strips can help to integrate a driveway with the landscaping.

Driveways

Historic driveways are characteristic of many neighborhoods in the city, frequently dating to the original construction of the house and landscaping of the site. These 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.

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.

Historic paving will include both natural stone and concrete.

A park strip is often experienced as an extension of the front yard, integrating private and public spaces, and enhancing the established character of the neighborhood.

Park Strips

In many historic neighborhoods in Salt Lake City, the streetscape contains park strips, the band of grass between the curb and the public sidewalk. These may contain rows of street trees if the park strip is wide enough to support the root systems. 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

Parkway are large grassed or treed medians that line the center of a street, such as along 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 do 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, these historic trees should be retained; if their removal is necessary then replacement trees should conform to the planting pattern of the existing trees.

1.13 Historically significant planting designs should be preserved.

- Preserve a row of street trees which is an established historic feature.
- 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.
- Replacement and pruning of street trees requires approval of the City's Urban Forester. http://www.slcgov.com/forestry
- Retain historic planting beds and landscape features as part of the established character of a neighborhood wherever possible.
- Utah has a Heritage Tree List, administered by the Sovereign Lands and Forestry Division of the Utah State Natural Resources Department. Owners 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.

Planting design can make a significant contribution.

Mature trees are often a character defining feature of the streetscape and the neighborhood.

Trees in the front yard area may complement those nearby in the park strip, and frame the street.

Street Lighting

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

1.14 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.

1.15 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 a design feature therefore 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.

1.16 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.

Street lights can quietly contribute to the character and interest of the street scene.

Lighting the building or the site can also complement the architectural setting and character of the street.

Chapter 2. Building Materials & Finishes

Context & Character

The architectural forms and styles in Salt Lake's historic residential neighborhoods are usually carefully articulated in a variety of primary building materials. These materials are generally of high decorative and structural quality, durable and usually resistant to premature deterioration if understood and cared for through basic maintenance.

Brick and wood siding are typical primary building materials. Stone and adobe were also used, although adobe frequently was stuccoed or clad with clapboard siding. Terra-cotta and cast masonry were used for decorative detailing. Concrete and concrete block were also increasingly used as the 20th century progressed. While wood siding occurred in a variety of forms, painted, horizontal clapboard and novelty siding were the most popular. A variety of lap profiles were used.

In each case, the distinct characteristics of the primary building materials, including the scale of the material unit, its texture and finish, contribute to the historic character of a building. These materials may form the external structural wall or may be the external cladding system. Contrasting materials, colors or textures are often employed for decorative detail and embellishment in the form of framing for doors and windows or belt courses.

Historic architecture in the city makes decorative use of a rich palette of materials, colors and finishes.

The best way to preserve historic building materials is through well-planned maintenance. Wood surfaces should be protected with a good application of paint. Both wood and masonry should be kept dry by preventing leaks from roofs and guttering, washing over the surface and also by maintaining positive drainage away from foundations, such that ground moisture does not rise through the wall.

Typical historic building materials in Salt Lake City

Wood Siding

Clapboard *Drop or Novelty* *Shingle*

Masonry Wall Patterns

English Brick *Flemish Brick* *American Stretcher*

Original materials are essential to the integrity of a building and convey a sense of authenticity and maturity.

In some cases, historic building materials may have deteriorated. Horizontal surfaces such as chimneys, sills, and parapet copings are most likely to show the most deterioration because they are more exposed to weather and are more likely to hold water for longer periods.

When deterioration has occurred, repair the material after addressing any other related problems that might be the cause. In most cases damaged materials can be patched or consolidated.

In other situations, however, some portions of the material may be beyond repair. In such a case replacement will be required. With primary historic building materials, the new material should match the original if feasible. If wood siding had been used historically, for example, the replacement also should be wood. In the case of primary materials, replacement in kind is relatively easy because these materials are readily available and are of high quality.

It is important, however, that the extent of replacement materials be minimized, because the original materials contribute to the authenticity and integrity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is to some extent compromised with the loss of original or early materials. This is because the original material exhibits a record of the labor and craftsmanship of an earlier time and this is lost when it is replaced. Original materials also help to define the authenticity, integrity, and help to convey the age, maturity and 'patina' of the building.

It is also important to recognize that all materials will weather over time and that a scarred or weathered finish does not represent an inferior material or structural problems, but simply reflects the age and maturity of the building. This 'patina of age' is a tangible and distinct characteristic of any historic building or neighborhood. In some respects they acquire the wisdom that comes with long-standing experience. Preserving original materials that show signs of wear and age is therefore preferred to their replacement. Cleaning methods, specifically abrasive, high pressure and chemical cleaning, can severely damage or destroy primary building materials, and in general should be avoided.

Design Objective

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.

General

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.
- Covering historic building materials with new materials should be avoided.
- Avoid any harsh cleaning treatments, since these may cause permanent damage to the material.

The variety of brick and siding, the color variations, patterns and textures, create a rich visual experience and help to establish a sense of human scale.

Brickwork lends itself to an endless variety of creative architectural compositions with associated decorative relief and textures

Masonry

Masonry includes a range of solid construction materials. The following guidelines apply to the masonry surfaces, features, and details of historic buildings in the city's designated residential districts.

Masonry in its many forms is one of the most important character-defining features of a traditional building. Brick, stone, adobe, terra-cotta, ceramics, stucco, cast artificial stone, and concrete are typical masonry construction materials used across the city, reflecting its sequence of settlement and development, as well as personal means and architectural style. Masonry materials of various types exist as walls, cornices, pediments, steps, chimneys, foundations, and functional and/or decorative building features and details.

In a brick wall, the particular size of brick used and the manner in which it is laid is a distinctive characteristic. Similarly, the pattern or 'bond' in the construction of a brick or stone wall helps to establish its character. This pattern combines with the choice and nature of the material, the choice of cut, rough and/or dressed stone, to create a unique physical and visual character.

Masonry is usually comprised of the masonry unit, e.g. the individual brick of stone, and the medium used to bind these units, e.g. the mortar, each with a mutually supporting role. The pattern used to lay the brick (the bond) is directly influenced by the hardness, color, thickness and profile of the mortar coursing with which it is laid. Historically, a soft mortar was used. In post-war years the use of a harder brick was matched by a harder mortar. The mortar should always be softer than the brick or the stone.

In earlier masonry buildings, a soft mortar was used, which employed a high ratio of lime. (Little, if any, Portland cement was used.) This soft mortar was usually laid with a finer joint than we see today. The inherent color of the material was also an important characteristic; mortars would be mixed using sand colors to match or contrast with the brick. The size of the bricks contributed to the sense of scale of the wall and building, expressed by the profile and color of the mortar joints; both express a range of construction patterns or brick bonds. When repointing such walls, it is important to use a mortar mix that approximates the original in color, texture and strength.

Most contemporary mortars are harder in composition than those used historically. They should not be used in mortar repairs because this stronger material is often more durable than the brick itself, causing the brick to fracture or spall during movement of moisture evaporation/freezing. When a wall moves during the normal changes in season and temperatures, the brick units themselves can be damaged and spalling of the brick surface can occur.

Normally, moisture within the wall should be able to evaporate through the softer ("sacrificial") mortar course, requiring repointing after a number of years. Where the mortar is harder than the brick, water evaporates through the brick, damaging and destroying its harder surface. If moisture in the brick freezes, it accelerates the deterioration.

2.2 Traditional masonry surfaces, features, details and textures should be retained.

- Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance

Brickwork, including the bond and mortar joint width and profile, may be an essential component of the architectural character.

Variation in the brick texture and the pointing profile are used in this case to define the wall, the window bay and the chimneys.

Matching the existing brick pattern or bond and the composition of the mortar help to ensure the integrity of the brick and stonework and consequently architectural character.

2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.

- This includes original mortar joint characteristics such as profile, tooling, color, and dimensions.
- Retain bond or course patterns as an important character-defining aspects of traditional masonry.

2.4 Match the size, proportions, finish, and color of the original masonry unit, if replacement is necessary.

2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.

- Retain original mortar in good condition.
- Match the mix of the existing mortar as closely as possible when re-pointing mortar.
- Ensure that the strength of the mortar mix is weaker than the material it bonds, since it will damage the existing brick or stone otherwise.
- Mortar is intended to be the sacrificial (see Glossary) component of a masonry system.
- When the mortar mix is harder than the strength of the masonry units, the brick or block will be damaged and deterioration accelerated as the new system ages.
- If previous re-pointing mix is comprised of hard cement mortar (e.g. "Portland cement"), this should be removed and the masonry re-pointed with an appropriate mortar mix.
- Mortar mix for re-pointing original masonry should be compatible with the qualities of the masonry, local climate characteristics and exposure to extremes of weather.

2.6 Masonry that was not painted traditionally should not be painted.

- Brick has a hard outer layer, also known as the 'fire skin,' that protects it from moisture penetration and deterioration in harsh weather.
- Natural stone often has a similar hard protective surface created as the stone ages after being quarried and cut.
- Painting traditional masonry will obscure and may destroy its original character.
- Painting masonry can trap moisture that would otherwise naturally evaporate through the wall, not allowing it to "breathe" and causing extensive damage over time.
- See also the discussion on Cleaning Materials and Methods below.

2.7 Protect any masonry structures from water deterioration.

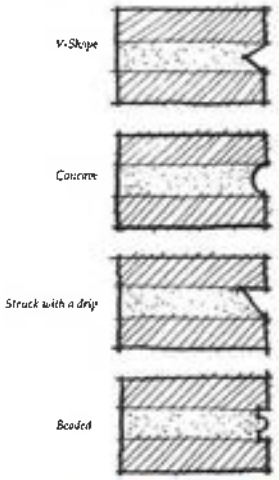
- Provide proper drainage so that water does not stand on horizontal surfaces or accumulate in decorative features.
- Provide positive drainage away from masonry foundations to minimize rising moisture.

Maintenance Tip

*When repointing eroded mortar on a masonry wall, use a recipe for new mortar that is similar to the original in color, texture and hardness. This will ensure that damage will not occur from the use of mortar that is harder than the brick or stone, and that the detailed craftsmanship and character of the building is retained. Originally, a mortar mix of 5 parts sand, 2 parts lime, 0 parts cement was used.**

** Up to 0.5 parts cement may be OK.*

Typical masonry joint types



Brickwork can be used as a sculptural architectural medium, combining visual drama and complexity.

Wood is perhaps the single most important material for decorative architectural features and detail in all City historic neighborhoods. It is also a very resilient and durable material.

Wood

Wood has been used historically for framing, exterior siding, trim, ornamental details and in 'log' form as a complete construction material. Traditional wood framing and cladding were usually carefully selected, cut and seasoned. Whether used for construction, principal elements such as windows and doors, or for trim and detail, early wood tends to be tough and durable. It is worth retaining for reasons of historic integrity and its enduring physical qualities. New replacement wood is unlikely to match these same physical qualities, resilience and durability. Historic wood windows are reviewed in Ch.3 Windows.

When properly maintained, historic wood will have a long lifespan. Early woodwork should be retained and if necessary repaired. New sections can be readily spliced in. Painted surface finishes should be maintained in order to preserve originally painted exterior wood features and details.

2.8 Original wood siding should be preserved.

- Avoid removing siding that is in good condition or that can be repaired in situ.
- Only remove the siding which has deteriorated beyond repair.
- Match the dimensions, form, style, profile, detail and finish of the original or existing siding, if new siding is required.

Maintenance Tip

Most wood siding in Salt Lake City was manufactured locally, and can be easily replicated by local mills.

2.9 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize decay.
- Maintain protective paint coatings to decrease damage from moisture.
- If the building was painted historically, it should remain painted, including siding and trim.

2.10 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary.

- Match the form, dimensions, profile, and detail of the original wood feature when patching, piecing in or repairing wood features.

2.11 Original wood cladding and siding should not be covered.

- Avoid obscuring these character-defining features of the building.
- Aluminum or vinyl siding applied over original wood siding traps water vapor and moisture, and leads to physical deterioration and failure of new and original building materials.
- Remove non-original or non-traditional siding at the earliest opportunity, for this reason.
- Repair the underlying original siding as required.

Metal

Metals in historic buildings were used in a variety of applications including columns, roofing, canopies, storefronts, window frames, and decorative features. The types of metals used include cast iron, steel, aluminum, lead, bronze, brass, and copper. Metals should therefore be retained and repaired, wherever this is possible.

Chosen for its qualities of resilience and adaptability, metal has provided a versatile medium for fine decorative detailing, including cornice profiles, soffit paneling and railings.

Finely detailed brickwork warrants special care in maintenance or repair.

Mature and aesthetic stonework, here contrasted with a new cornice profile, demonstrates a sense of architectural time and history.

2.12 Architectural metal features that contribute to the historic character of the building should be retained and repaired.

- All original or early metals are part of the historic architectural character of the building.
- Ensure proper drainage on metal surfaces to minimize water retention and deterioration.
- Restore protective coatings, such as paint, on exposed metals that have been traditionally coated.

2.13 Repair traditional metal features by patching, consolidating, or otherwise reinforcing the original.

- Only replace the original metal feature in its entirety if the majority of the feature is deteriorated beyond repair.
- New metal should be compatible with the original, not only to preserve visual character but to prevent galvanic reactions and accelerated deterioration of original and/or replacement metal.

Cleaning Materials & Methods

Original building materials rarely need to be cleaned. Some cleaning materials and methods can harm the building fabric. Many cleaners can be harsh and abrasive, often permanently damaging the surface and durability of building materials, such as brick and stone. In particular, abrasive cleaning methods can remove the hard outer layer of masonry material, and thereby accelerate the deterioration and failure of the masonry. When maintaining historic buildings, only cleaning materials and methods that do not harm the original building materials should be used. Cleaning is a specialized area of expertise, and much irreparable damage can be caused by inexperience or misapplication.

See also the discussion regarding Masonry above. Refer to the information and advice contained in the National Park Service Technical Preservation Services Preservation Briefs (Referenced at the end of this chapter and in the Appendix).

2.14 Cleaning original building materials should be avoided in most circumstances.

2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.

- Avoid abrasive cleaning methods including sandblasting, pressurized water blasting, or other blasting techniques using any kind of materials, such as soda, silica, or nut shells.
- Research appropriate cleaning methods for the material and the location prior to any cleaning procedures. (See in particular the references sources at the end of this chapter and in the Appendix.)
- Test any proposed cleaning in a small, less visible, location first.
- Hire a specialist in the cleaning of historic buildings to advise on the lowest impact method of cleaning.

Repair

2.16 Repair deteriorated primary building materials.

- Isolated areas of damage may be stabilized or strengthened, using consolidants.
- Resins and epoxies are effective for wood repair.
- Special repair compounds for brick, stone and terra-cotta are also available.

Great care is required to ensure that if cleaning is really required this is achieved using the gentlest means possible, and not using abrasive methods. In contrast to the care taken above, the brick surface below has been completely destroyed using abrasive cleaning methods.

The appearance and integrity of the original masonry can be successfully maintained through appropriate repair.

Removing later materials may reveal the original materials, such as this siding, which with care can be successfully repaired.

Safety concerns relating to handling lead-based paint should be borne in mind when working with paintwork dating from [illegible] Recommendations and/or requirements for lead-safe working should be reviewed prior to any work. Lead-based paint should not be considered a reason to remove and replace historic, character-defining materials or features, including windows, doors details and trim. There are remedial techniques which can be used to either safely remove or encapsulate any lead-based paint. See the accompanying links for further information.

[illegible] http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm

2.17 When repointing masonry, preserve original mortar characteristics, including composition, profile, and color.

- In some cases, matching the composition of the historic mortar mix will be essential to the preservation of the brick itself.

2.18 Consider removing later covering materials, except where these might have achieved historic significance.

- Repair of the original material may be required after it is uncovered.
- Removal of other materials, such as stucco, should be tested in a small area to ensure that the original material will not be damaged.
- If masonry has a stucco finish, removing the covering may be difficult and may reveal extensive damage to the original material. For example, original brickwork was sometimes chipped to provide a 'key' for the stucco.
- If removing stucco is considered, first remove the material from a test patch to determine the condition of the underlying masonry.

Paint & Other Coatings

Historic buildings that were clad with wood siding were usually painted to protect the wood. Some stucco, brick, and concrete buildings may also have been painted. Masonry surfaces that have not been painted, or that were not painted historically, such as stone, brick, and terra-cotta, should not be painted. Usually these materials were chosen for their decorative as well as their functional qualities. To paint over these characteristics will adversely affect the historic integrity of the building.

Painting brick or stone is rarely if ever warranted to enhance water resistance. Rather, it tends to seal moisture into the wall, hastening deterioration.

Although color is not a matter considered by the City in design review, consider using historic color schemes when undertaking regular maintenance of painted surfaces, including wood windows, doors, and trim. Refer also to the discussion on historic color in Ch.11 General Issues.

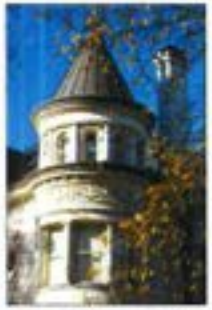
A considered color scheme for the building will enhance appreciation of historic architectural character and its contribution to the streetscape. If the original color scheme is unknown, choose several discrete locations to sample paint layer history. Historic photographs can also be consulted. While these are usually black and white, the photos show relative color values (darks and lights) used on the building. Generally, one muted color would be considered appropriate as a background unifying the building form and mass. For accents, one or two additional colors would be appropriate to highlight building details and trim. In the absence of historic photographs or physical paint layers, an interpretation of paint colors on similar historic buildings is appropriate.

2.19 Prepare the surface or substrate well prior to applying new paint.

- Remove damaged or deteriorated paint only to the next intact layer using the gentlest method possible.
- Do not paint previously unpainted masonry surfaces.
- Consider removing paint from previously painted masonry surfaces that were not painted historically.

Periodic maintenance of painted surfaces maintains weather resistance and enhances the character of the building.

Color can be used to complement the texture and qualities of the materials and detailing.



Materials and details express architectural celebration throughout the historic districts.

2.20 Use paint products designed for the existing materials and the environmental conditions of the locations.

- Follow the manufacturer's directions when applying paint products.
- Use primer coats as directed by the paint manufacturer's instructions. Some latex paints, for example, will not bond well to earlier oil-based paints without a primer coat or proper surface preparation.
- Employ special procedures for removal, preparation for new paint, or encapsulation, of older paint layers that may contain lead.

2.21 Maintaining or re-establishing the historic color scheme is appropriate.

- Research what the historic painting scheme had been and use it as a basis for deciding on a new color scheme if the historic scheme is not otherwise known.
- Sample paint layer history in a discrete location, using a simple means of sanding through each layer revealing the color of different paint layers through time.
- Professional paint analysis and color matching is also an option.
- Use a comprehensive color scheme for a building's entire exterior, so that upper and lower floors and subordinate masses of a building are seen as components of a single structure.
- Refer to Ch.11 General Issues for further discussion on historic color.

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Historic Color

For information on historic color please see Chapter 11, "Additional Information"

Chapter 3. Windows

Context & Character

Windows are character-defining features of most historic structures. They give scale to buildings and are an essential element in the architectural composition of individual facades. Distinct window designs and the pattern of windows (the fenestration) help to define many historic building styles.

Historic windows differ from contemporary ones in fundamental ways. One is their relationship to the wall plane of the building. Historic windows are often inset into relatively deep openings or reveals. Second, they have surrounding casings and sash components with substantial and complex profiles which cast shadows. These shadows then create even more complex patterns on the facade. The window proportion, profiles and details often help to define the age and style of the building.

Because windows so significantly affect the character of a historic structure, the treatment of a historic window and also the design of a new one, are consequently very important considerations.

Design Objective

The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.

Windows help to define the design composition, style and historic integrity of a building.

Ornamental trim around historic windows should be retained.

Window Features

The size, shape, proportions and profiles of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of "lights," or panes dividing a window. Typical windows for many late nineteenth century cottages were "one-over-one" sash types, in which one large pane of glass was hung above another single pane. Other important features are the design of surrounding window casings, the depth and profile of window sash elements, and the materials of which they were constructed.

The majority of early residential windows use wood as a framing material. From the late 19th century steel became a window frame option, initially for commercial, industrial and civic buildings, and increasingly for residential structures. In both cases, wood or metal, the components of the frame have distinct roles, patterns, dimensions and profiles, arising from a combination of style and function.

The manner in which windows are combined or arranged on a building facade (the fenestration) also may be distinctly associated with a building style. For example, on some bungalows a large central pane of fixed glass was flanked by a pair of vertically-proportioned casement windows. This compound window frequently occurred on building fronts under broad porches. (See the discussion of individual building styles in the Historic Context and Architectural Styles, PART I Section 4, for additional information about specific window types.) All of these features are elements of historic window designs that should be preserved.

Window Types

Windows types typically found in historic structures in Salt Lake City (see sketches) include:

- Casement - Hinged windows that swing open, typically to the outside
- Double hung sash - Two sash elements, one above the other. Both upper and lower sash slide within tracks on the window jambs.
- Fixed - The sash does not move.
- Single hung sash - Two sash elements, one above the other. Only the lower sash moves.
- Ornamental or specialty windows - Unusual shapes, such as a circular window; or distinct glazing patterns, such as a diamond-shaped, multi-pane window subdivided with wood muntins or lead cames, which may be associated with a particular building style. These may be fixed or operable.

Windows are also defined and characterized by their materials. Wood frames are the common residential type, often combined with decorative leadwork. Steel frames become more popular for residential buildings with changes in manufacturing and style, usually in casement form and often for apartment buildings. Each material has a very distinctive character. Each is also strong and durable.

Deterioration of Historic Windows

Properly maintained, original wood windows will provide excellent service indefinitely. Most problems that occur result from a lack of maintenance. The accumulation of layers of paint on a wood sash for example may make operation difficult. Using proper painting techniques, such as removing upper paint layers and preparing a proper substrate, can solve this problem. Repairs to restore the functionality and efficiency of a double-hung sash, for example, are usually relatively simple.

Historic Buildings - Typical Window Types and Styles

Double-hung Window

Characteristic of:

All styles except Art Moderne or International Style

Composite Window

Characteristic of:

- *Classical Revivals - earlier than above*
- *Bungalow*
- *All Victorian styles*
- *Dutch Colonial Revival*
- *Four Square*

Diamond Pattern Window

Characteristic of:

- *Tudor Revival*
- *Dutch Colonial Revival*

Craftsman Window

Characteristic of

- *Bungalow*
- *Prairie Style*
- *Foursquare*

Geometric Window

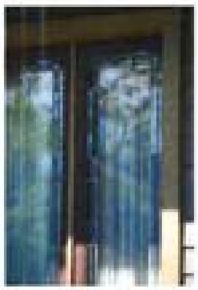
Characteristic of:

- *Queen Anne*
- *Italianate*
- *Second Empire*
- *Art Moderne*

Casement Window

Characteristic of

- *Tudor Revival*
- *Prairie Style*
- *International Style (with steel mullions)*
- *Arts & Crafts*
- *Ranch*



Ornamental windows, such as these intricate leaded glass designs, are character-defining features which contribute significantly to the historic and architectural integrity of the building.

Safety concerns relating to handling lead-based paint should be borne in mind when working with paintwork dating from before 1978. There are a series of recommendations and/or requirements for lead-safe working which should be reviewed prior to any work. Lead-based paint should not be considered a reason to remove and replace historic, character-defining materials or features, including windows, doors details and trim. There are remedial techniques which can be used to either safely remove or encapsulate any lead-based paint. See the accompanying links for further information.
http://blog.preservationnation.org/2010/07/23/new-rule-shines-spotlight-on-lead-paint/#.UbYa8p3nYXw
http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm

Often the appearance of peeling paint creates a visual impression of deterioration, when in most cases the wood frame may be structurally sound and stable, and may warrant only remedial maintenance or perhaps minor repair.

Water damage and the degradation caused by sunlight are concerns. If surfaces fail to drain properly, water may collect and eventually seep through. Condensation during winter months can also cause problems over time. Deterioration will gradually occur when the paint surface or the putty is cracked, peeling or loose. Decay may make operation of the window difficult and, if left untreated, can result in significant deterioration of window components. In most cases, historic windows are not susceptible to damage if a good coat of paint is maintained and the putty is sound.

Steel frames are vulnerable to the same processes, although they react differently. Moisture penetration to the frame will cause rust which will gradually expand and distort the surface of the frame section. The rusting of steel frames tends to be slow and in most cases the corrosion will be relatively superficial, with the original frame still structurally sound.

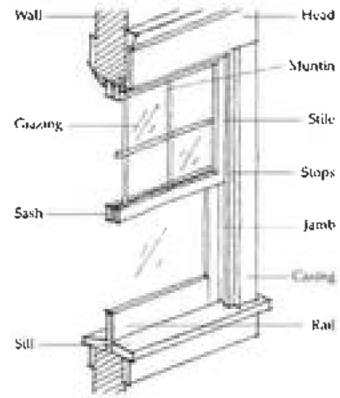
Repair of Historic Windows

Whenever possible, repair a historic window, rather than replace it. In most cases it is in fact easier, and more economical, to repair an existing window rather than to replace it. In addition the original materials contribute to the historic character of the building. The materials and craftsmanship tend to be of very high quality, and even when replaced with an exact duplicate window, which is difficult to achieve, a portion of the historic building fabric is lost and therefore such treatment should be avoided. When considering whether to repair or replace a historic window, evaluate the following.

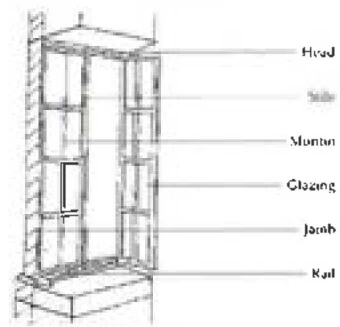
First, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building, and on sides designed to be visible from the street, are key character-defining elements. A window in an obscure location, or on the rear of a structure, may not be. Greater flexibility in the treatment or replacement of such secondary windows may be appropriate.

Second, inspect the window to determine its condition. Distinguish superficial signs of deterioration from the actual failure of window components. Peeling paint and dried wood, for example, may be more superficial than serious problems, and often do not indicate that a window is beyond repair. What constitutes a deteriorated window? A rotted sill may require its replacement, but it does not indicate the need for an entire new window. Determining window condition should occur on a case-by-case basis. However, as a general rule, a window merits preservation, with perhaps selective replacement of components. If more than 50 percent of the window components can not be repaired, then consider replacement.

Third, determine the appropriate treatment for the window. Where the window is inoperable, remove excess paint and free or replace any mechanism components that don't work. Surfaces may require cleaning and patching. Some components may have deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire window. If the entire window must be replaced, the new one should match the original in appearance. (See "Replacement Windows" in following section.)



Double-hung sash window components



Casement window components

Historic window frames are well constructed and made from tough and durable wood. With minimum maintenance they will last as long as the building. Maintaining the glazing compound and sound paintwork, with minimal maintenance of opening mechanism and sliding surfaces, is usually all that is required. When weather-stripped, and with the addition of a storm window, they will match the energy efficiency of replacements and out-perform them in acoustic insulation. They are also maintainable, rather than having to be completely replaced when a component fails.
www.nps.gov/tps/sustainability-research.htm

3.1 The functional and decorative features of a historic window should be preserved.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, mouldings, operation, and the groupings of windows.
- Frames and sashes should be repaired rather than replaced whenever conditions permit.

3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.

- Enclosing a historic window opening in a key character-defining facade would be inappropriate, as would adding a new window opening.
- This is especially important on primary facades, where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be appropriate on rear walls or areas not visible from the public way.

Energy Conservation

In some cases, owners may be concerned that an older window is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older window may make a room uncomfortable and increase heating costs. In fact, most heat loss is associated with air leakage through gaps around the frame sections of an older window, and is often the result of insufficient maintenance over time. Loss of energy through the single pane of glass found in historic windows is a very small proportion of the total. Glazing compound may be cracked or missing, allowing air to move around the glass. Sash members also may have shifted, leaving a gap for heat loss.

The most cost-effective energy conservation measures for most historic windows are to replace glazing compound, repair the wood members if necessary (usually the frame will be structurally sound) and install weather stripping. These steps will dramatically reduce heat loss, while preserving the character-defining historic features of the window. They will also improve acoustic efficiency.

Steel frames can be upgraded through attention to and removal of paint or rust accumulation, followed by weatherization. Paint and rust become common issues that result from deferred maintenance and that can inhibit the effective opening and operation of the window. Remedial work will restore the profiles of the opening and fixed sections of the frame and the precise fit of the original frame. The window can then be weatherstripped to enhance energy and acoustic efficiency.

Where additional energy or acoustic efficiency might be a concern, consider installing a storm window. It may be applied to the interior or the exterior of the window. A storm window should be designed to match the historic window divisions such that the exterior appearance of the original window is not obscured.

Research in recent years confirms that a weatherized historic window with an additional storm window (internal or external) will match or exceed the energy efficiency of a replacement window, at a small proportion of the cost. Acoustically, the original with a storm window will tend to be more efficient than a replacement window, as a result of the wider air gap between the two planes of glass. Refer to the Additional Information section at the end of this chapter, or the Appendix, for more information.

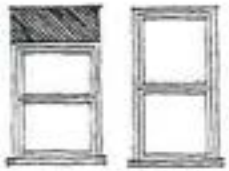
When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible.

Exterior wood framed storm windows designed to fit the primary framework of the original.

Maintenance tips for Windows

- *Maintain a good coat of paint on all exposed surfaces.*
- *Replace old glazing compound.*
- *Install new weather-stripping to reduce air leaks.*

Historic sash glass and frame on these windows are distinctive features that should be preserved.



No *Yes*

A replacement window should match the original in its design. The new window on the left is notably different from the historic opening and would be inappropriate.

Yes *No*

Preserve the historic ratio of window openings to solid wall on a primary façade.

3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.

- Install a storm window on the interior where feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design of the original windows.
- A metal storm window may be appropriate.
- The storm window should fit tightly within the window opening without the need for sub frames around the perimeter.
- Match the color of the storm window sash with the color of the window frame; avoid a milled (a silver metallic) aluminum finish if possible.
- Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.

Replacement Windows

While replacing an entire window assembly is discouraged, it may be necessary in some cases.

When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening (reveal) should be maintained.

A frequent concern is the material of the replacement window. While wood was most often used historically, metal and vinyl clad windows are common on the market today and sometimes are suggested as replacement options by window suppliers. In general, using the same material as the original is preferred. If the historic window was wood, then using a wood replacement is the best approach.

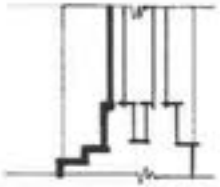
However, it is possible to consider alternative materials in some special cases, if the resulting appearance will match that of the original, in terms of the finish of the material, its proportions and the profiles of the sash members. For example, if a metal window is to be used as a substitute for a wood one, the sash components should be similar in size and design to those of the original. The substitute material also should have a demonstrated durability in similar applications in this climate.

Finally, when replacing a historic window, it is important to preserve the original frame casing whenever feasible. This trim element often conveys distinctive stylistic features associated with the historic building style and may be costly to reproduce. Many good window manufacturers today provide replacement windows that will fit exactly within historic window casings.

3.4 The historic ratio of window openings to solid wall on a primary façade should be preserved.

- Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

When replacing a historic window, match the profile of the sash and its components, as closely as possible to that of the original window.



Undesirable replacement profile

Appropriate replacement profile

Framing sections, profiles and materials define the type of window and add considerable detail to the facade.

3.5 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

3.6 A replacement window should match the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so.
- Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.

- A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments (see illustrations of frame sections on page 3:9).
- These increments, which individually are measured in fractions of an inch, are important details.
- They distinguish the actual window from the surrounding plane of the wall.
- The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure.
- These profiles provide accentuated shadow details and depth to the facades of the building.

- In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades.
- Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered:
  - Will the original casing be preserved?
  - Will the glazing be substantially diminished?
  - What finish is proposed?
  - Most importantly, what is the profile of the proposed replacement window?

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.
- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

Historic Glass

Historic glass is not a matter considered in design review in Salt Lake City. An understanding of its role and origins however helps to inform decisions on maintenance, repair and alterations. Whether as a decorative feature window, or in the irregularities and reflective qualities of plain historic glass, it contributes significantly to the character of a building.

Glass is sometimes overlooked as a key building material, although it may comprise a significant proportion of the facades of a building, as the primary surface in the pattern and detail of windows and doors (fenestration). Decorative glass is widely used in older neighborhoods as a form of artwork embellishing and celebrating the building. Symbolism, pattern, color and texture are employed to great creative effect in windows and doors. The traditional skills used to create leaded and stained glass windows are many centuries old. Curved, convex glass is often used where a sash window is designed to reflect a curved corner or bay.

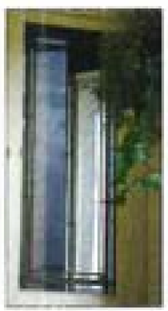
The reflective ripple characteristics of early glass can be appreciated when compared to the regular surface of more recent replacement glass.

PART II Design Guidelines

Plain window glass, as well, until the middle of the 20th century contributed its own dimension in shaping light and reflection through the almost "organic" figuring or ream in the glass. These characteristics derive from earlier manufacturing processes which were much more reliant on individual craft skills, ensuring that each sheet of glass has unique visual qualities. The result is a medium which contributes its own character to internal and external views and reflections. The sparkle and characteristics associated with historic glass directly affect the perception of windows as the "eyes of a building."

To preserve these unique characteristics retain early glass wherever possible in the maintenance, rehabilitation and repair of a historic building. Once lost, early glass can not be replaced. If broken, reclaimed historic glass can sometimes be found to match the original. Reproduction glass, with historic glass characteristics can be found, but at some cost.

Retain and reuse original glass when carrying out repairs. Where energy and acoustic performance may be a concern, consider using an internal or external storm window, to retain the original glass and its individual qualities. See the Additional Information section for further reference material.



Additional Information

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[illegible]
[illegible]
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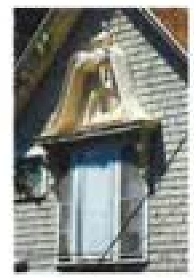


Chapter 4. Doors

Context & Character

Doors are usually an important character defining feature of a historic structure. They provide scale to a building and help to define the importance of the significant facades, as well as being central to the composition of the individual building facades. Some doors are associated with specific architectural styles, although glass paneled doors with stained glass for example are used in a variety of period designs. Many historic doors are notable for their craftsmanship, materials, placement and finishes. Since an inappropriate door can severely affect the character of a historic house, one should be careful to avoid radical alteration to an old door and to choose a new door that is appropriate to the design of the house.

Design Objective

The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

The decorative detail of the porch and balustrade complement this entrance and paneled doorway.

The design of the door is often a key element of the architectural character of the building.

Typical Historic Front Door Designs

Doors with Transom and Sidelights

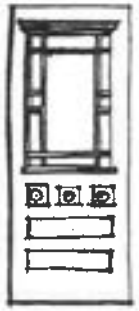
Typically a wooden door flanked by sidelights and topped with a rectangular transom.

Craftsman Door

This type of door is distinctive for its thick wood plank design, often with upper glass sashes divided by heavy muntins. Some may have a wood shelf bracket under the sashes.

Paneled Door

Wooden door with recessed and/or raised panels.



Glass Paneled Door

This type of door has a wide swath of glass in the upper portion of the door. Many Victorian era houses have glass paneled doors that are embellished with turned wood details and etched or stained glass.

4.1 Preserving the functional, proportional and decorative features of a primary entrance is important.

- These features may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights, and any associated porch or hood.
- Maintain the position and function of an original front doors and primary entrance.
- If necessary, use a replacement door with a design and finish similar to the historic door.

4.2 When a historic door is damaged, repairing and maintaining its general historic appearance is preferred.

Maintaining A Historic Door

Because a historic door is typically of robust wood construction and is often sheltered by a porch, it tends to be durable and long-lasting. Most problems that occur result from a lack of maintenance and from swelling and warping due to seasonal changes. A door may also be worn and sagging because of weathering and constant use. As a result, some historic doors do not properly fit the door frame, allowing moisture and air into the house.

Water, heat and the ultra-violet rays from sunlight are major causes of deterioration. Condensation during winter months also can cause problems with glass panels and sashes on doors. Damage occurs when the painted or finished layer is cracked or peeling. Decay may make operation of the door difficult and, if left untreated, can result in significant deterioration of door components. In most cases, doors are not susceptible to damage if a good coat of paint or varnish is maintained.

Repairing A Historic Door

Repairing a historic door is preferred to replacing it, thereby retaining a character-defining feature and an important aspect of the building's integrity. Repair is also usually much less expensive than replacement and retains the quality and the craftsmanship of the original, which with minimal maintenance will last indefinitely. In many cases a historic door merely needs to be re-hung. Even when replaced with an exact duplicate door, a portion of the historic building fabric is lost. Such treatment should be avoided. When deciding whether to repair or replace a historic door, consider the following:

First

Determine the door's architectural significance. Is it a key character-defining element of the building? Is the front door visible on the primary facade? Is the design of the historic door indicative of the architectural style or type of the house? If the answer to one or more of these questions is "yes," then preservation is the best approach. A door in an obscure location or on the rear of a structure may not be considered a prominent feature of the house. Thus, greater flexibility exists in the treatment or replacement of such doors.

Second

Inspect the door to determine its condition. Is the door hanging wrong or does it lack proper hardware and framing components to make it functional? If so, replacing these elements is appropriate. Check the door to see that it opens and closes smoothly and that it fits in its jamb. Some problems may be superficial ones, such as peeling paint, deteriorated detailing or broken sashes. These are issues that can be remedied without altering the historic character.

This single panelled oak door reflects the simpler forms and detailing of the Arts & Crafts design philosophy.

The panelling on this door is echoed in the adjacent sidelight panel, and together with the doorframe detail creates a coherent design composition.

The design composition, materials and detailing of the entranceway contribute to the character of the building and its context.

Tip

Historic and reproduction hardware greatly enhance entries and can readily be found online.

Third

Determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold of the door should be tightened or rebt to allow smooth opening and closing of the door. Surfaces may require cleaning and patching. Some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire door. If the entire door must be replaced, the new one should match the original in its general appearance and should be in character with the building style. When rehabilitating a historic doorway it is important to maintain original doors, jambs, transoms, window panes and hardware where feasible, even if the door itself is replaced.

Energy Conservation

In some cases, owners may be concerned that an older door is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older door may make a room uncomfortable and increase heating costs. In most cases heat loss is associated with air leakage through the space around the door and through glass panes in the door, if it has any.

The most cost-effective energy conservation measures for a typical historic door are to install weather stripping along the door frame and base of the door, to fit the door to the jamb and threshold and to caulk any window panes if required. These measures will dramatically reduce heat loss while preserving historic features.

If additional energy savings are a concern, consider installing a storm door. It should be designed such that the exterior appearance of the original door is not obscured.

A storm door designed to enable the form and detail of the door to be readily seen.

The design composition of the door, in this case with stained glass transom light, is important to the architectural and historic integrity of the building.

When a historic door or its components are damaged, repair them and maintain their general historic appearance.

Replacement Doors

While replacing an entire door assembly is discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. In replacing a door, one should be careful to retain the original door opening location, door size and door shape. In addition, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the house.

A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. If the historic door was wood, then using a wood replacement is the best approach.

Finally, when replacing a historic door, it is important to preserve the original door frame when feasible. This is important in keeping the size and configuration of the original door.

4.3 Materials and design that match or that appear similar to the original should be used when replacing a door.

4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door.

- When the appearance of the original door is unknown, other properties of similar style and period may provide evidence of appropriate design directions.

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Chapter 5. Porches

Context & Character

Historically porches were popular features in residential design. From the period of the Classical Revival of the nineteenth century to the Craftsman and Period Revivals of the early and middle twentieth century, architects have integrated porches into their buildings. A porch protects an entrance from rain and snow and provides shade in the summer. It also provides a sense of scale and aesthetic quality to the facade of a building. A porch catches breezes in the warmer months, providing a space for residents to sit and congregate. Finally, a porch often connects a house to its context by orienting the entrance to the street.

Many architectural styles and building types, including Victorian and Craftsman styles, developed with the porch as a primary feature of the front facade. Porches often emphasize the design expression of the house, such as the Prairie style porch, which usually echoes the horizontal orientation of the house. Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.

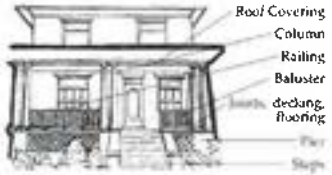
With some more recent, mid-century architectural styles, for example Minimal Traditional, the porch was not a characteristic feature. In such cases adding a porch on the primary facade may be out of character with the building.

Design Objective

Where a porch has been a primary character-defining feature of a front facade, this emphasis should continue. A new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

The porch still helps to define the character and style of many of the city's historic buildings, although some may have suffered insensitive alteration or been removed over time.

Porches have many forms and have various functions: they unify buildings in the street, integrate a house with its context and are often a key catalyst for social interaction.



Typical porch components

In this porch, grouped slender columns support an entablature and the gable above. These are key architectural features that should be preserved.

Porch Features

Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Porches may be simple one or two story structures. A porch may project or wrap around much of the ground floor, and may often have elaborate details and finishes. Although they vary in character, most porches have a few elements in common:

- roof
- steps
- columns
- balustrading and railings
- architectural details

These elements often correspond to the architectural style of the house. Therefore the building's design character should be considered before any major rehabilitation or restoration work is carried out.

Porch Deterioration

Because of constant exposure to sun and rain and the fact that a porch is open to the elements, it decays more quickly than other portions of a house. Much deterioration is caused by rain spilling onto the porch from the main roof of the house. If this water does not drain away, then deterioration occurs. Furthermore, if the water is not then channeled away from the foundation of the porch its footings may be damaged. One type of damage is "rising damp," a condition in which masonry absorbs ground moisture and begins to decay. Other problems include weathering of features such as posts, columns, steps and decorative detailing. Peeling paint is a common symptom. In some cases the porch itself may experience sagging or detachment from the house due to settling of the house and/or the porch.

5.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.
- Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1930s and 1960s, is inappropriate.
- Consult Chapter 2 for appropriate materials for masonry, wood, metal and other porch materials.

5.2 The historic materials and the details of a porch should not be removed or covered.

- Removing an original balustrade, for example, is inappropriate.
- Original materials and surfaces, like ceilings, eaves, and columns should not be covered or obscured.

The porch may form a principal characteristic of the composition.

A porch creates attractive shaded semi-private outdoor living space.

Elegant classical proportions and detailing mark the entrance.

Bungalow porch with battered (tapered) columns.

Square columns in current designs create detailed variety and a visual richness in this complementary sequence of full-width porches.

Wood columns and balustrades were commonly replaced with thin "wrought iron" railings and posts in the 1950s. This compromised the proportions and architectural integrity of the house.

Porch design is usually a notable part of the architectural style and composition, articulating building orientation and scale, while emphasizing intricate detailing and craftsmanship.

Porch Alterations

Many porches have been altered or removed. Some have had minor changes, such as roof repairs or repainting, while others have been altered to the degree that they have lost much of their character. In many cases a porch may have lost character-defining features, such as balustrades, posts, columns and decorative brackets. These are features that usually define architectural styles, and that may have been replaced by incompatible substitutes. For instance, wood columns and balustrades were commonly replaced with thin "wrought iron" railings and posts in the 1950s. This alteration compromised the proportions and architectural integrity of the house. In the mid-twentieth century, it was also fashionable to remove the front porch completely. Since the 1950s, it has also been popular to enclose a front porch to create an interior room, which destroys its historic character and function, and compromises the architectural integrity of the building.

Porch Repair

After discovering structural or cosmetic problems with a porch, one should begin to formulate a strategy for its treatment. The most sensitive strategy is to repair the porch. This treatment is preferred, rather than replacing the porch altogether. In most cases it is in fact easier, and more economical, to repair an existing porch or porch elements (usually constructed of very durable materials) rather than to replace them. This approach is preferred because the original materials and craftsmanship of a porch contribute to the historic character of the building. Even when replaced with an exact duplicate porch, a portion of the historic fabric is lost.

Porch Replacement

While replacing an entire porch is discouraged in favor of its repair, severe deterioration may render it necessary in some cases. When a porch is to be replaced, the first step is to investigate the current porch to determine its history, as well as to ascertain which features, if any, are original. The second step is to research the history of the house to determine the appearance and materials of the original porch and in doing so search for:

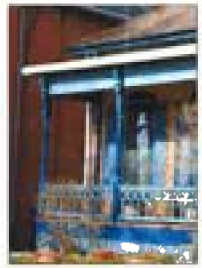
- Written documentation of the original porch in the form of historic photographs, sketches and/or house plans;
- Physical evidence of the original porch, including "ghost lines" on walls that indicate the outline of the porch and/or holes on the exterior wall that indicate where the porch may have been attached to the front facade;
- Examples of other houses of the same period and style that may provide clues about the design and location of the original porch. Sanborn insurance maps may help with location.

The most important aspects of the project involve the location, scale, and materials of the replacement porch. It is not necessary to strictly replicate the details of the porch on most "contributing" buildings. It is important, however, that new details be compatible with the design of the original porch and the style of the house.

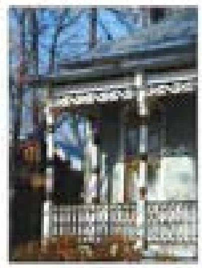
A rear porch may be a significant feature, including a first or second story sleeping porch. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a historic rear porch should be considered as an option, whenever feasible; at the same time it is recognized that such a location is often the preferred position for an addition.

Repair original elements of the porch and consider reinstating original features which have been lost.

The detailing of a porch, whether [illegible] and columns or [illegible] ornamentation with intricate [illegible], should be preserved.



Intricate detailing is reflected on the porch and elsewhere on the building.



This porch reconstruction drew inspiration from historic details.

Enclosing a front porch will significantly compromise the architectural integrity of the house.

Maintenance Tips for Porches

- *Maintain drainage off of the main roof of the house, as well as off of the roof of the porch.*
- *Channel water away from the foundation of the porch.*
- *Maintain a good coat of paint on all exposed wood surfaces.*

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- Avoid applying decorative elements that are not known to have been used on the house or others like it.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

5.4 The open character and integrity of a historic front porch should be retained.

- Enclosing a porch should be avoided.
- Restore a previously enclosed porch to its original open character whenever feasible.

Additional Information

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Massey, James C. & Maxwell, Shirley. "Reading the Old House" and "Sleeping Porches." Old House Journal, July/August 1995.

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Chapter 6. Architectural Details

Context & Character

Architectural features and details play several roles in defining the character of a historic structure: they add visual interest, define certain building styles and types, and often showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes often associated with particular styles. Their preservation is therefore important.

Preserving original architectural details is critical to the integrity of the building, and its context. Where replacement is required, one should remove only those portions that are deteriorated beyond repair. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished. Preservation of the original material is preferred. See Chapter 2 on materials and repair.

The fine Classical details help to define the façade and fenestration of this Italianate style.

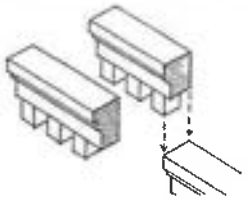
The deep eaves, rafter tails, arches and columns help to define the characteristics of this bungalow design.

Design Objective

The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.

6.1 Protect and maintain significant stylistic elements wherever possible.

- Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
- The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required.



Where replacement of a detail is required, one should remove only those portions that are deteriorated beyond repair.

Original and reconstructed restored intricate detailing helps to define the front façade of this bungalow.

- Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint, as well as maintenance of roof drainage and water removal systems.
- Refer to Chapter 2 for appropriate repair materials and methods.

6.2 If replacement is necessary, design the new element using accurate information about the original features.

- The design should be substantiated by physical or pictorial evidence.
- In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features.
- Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction.
- Replacement details should match the original in scale, proportion, finish and appearance.

Replacement Materials

Using a material to match that employed historically is always the best approach. However, a substitute material may be considered when it appears similar in composition, design, color, and texture to the original.

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In the past, substitute materials were employed as cheaper, quicker methods of producing architectural features. For example, in the late nineteenth century cast metal window hoods replaced those previously constructed of wood or stone. Many of these historic "substitutes" are now referred to as traditional materials. Just as these historic substitutes offered advantages over their predecessors, many new materials today hold promise.

In Preservation Brief 16, *The Use of Substitute Material*, the National Park Service comments that "some preservationists advocate that substitute materials should be avoided in all but limited cases. The fact is, however, that substitute materials are being used more frequently than ever. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time." [http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm] However, these substitute materials should not be used wholesale, but only when it is absolutely necessary to replace original materials with stronger, more durable substitutes.

Substitute materials may be considered when the original is not easily available, where the original is known to be susceptible to decay, or where maintenance may be difficult (such as on a church spire).

Many materials that might appear to be a substitute for the original material have not been in use long enough to have an established record for durability and weathering. Care should be exercised to ensure that they will maintain the appearance of the original after installation. Additionally, certain materials will not readily maintain a coat of paint, and hence may preclude the use of a color scheme to unify the building materials or enhance the architectural details.

Maintaining the composition and embellishment provided by original architectural detail is essential.

Using non-paintable substitute materials may preclude enhancing architectural details through a carefully considered color scheme.

A new porch in character with the house.

Restoring the detail, character and architectural importance of an original porch (below) following insensitive alterations in the past (above).

Another factor that may determine the appropriateness of using substitute materials for architectural details depends on their location and degree of exposure. For example, lighter weight materials may be inappropriate for an architectural detail that would be exposed to intense wear.

6.3 When the original element is missing and cannot be documented, develop a new design for the replacement feature that is a simplified interpretation of the original.

- The new element should relate to comparable features in general size, shape, scale and finish.
- Such a replacement should be identifiable as being new.
- Use materials similar to those that were used historically, wherever feasible.

Intricate detail picked out in color.

Additional Information

One of the best sources for historic photographs is Salt Lake County Records Management, which maintains early tax photographs for thousands of buildings.

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Chapter 7. Roofs

Context & Character

The character and profiles of the roof are major features of most historic buildings. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of that root. Gabled and hip forms occur most frequently although shed and flat roofs appear on some building types.

While the function of a roof is to protect the house from the elements, the roof form is a major element establishing the character of the building. Historically, the roof shape was influenced by climatic considerations, which determined roof forms and pitch. Salt Lake City has seen the construction of various roof forms.

Chimneys and dormers can be major character-defining features of the roofscape, and are often designed to great effect to crown and embellish the architectural composition. In many instances they combine functionality with great decorative impact.

Roof Deterioration

The roof is the building's main defense against the elements. All components of the roofing system are, however, vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage elsewhere, such as attic rafters and wall surfaces.

Gabled Roof

Gabled

Hipped Roof

Shed Roof, variant gabled end

Hipped

Flat Roof

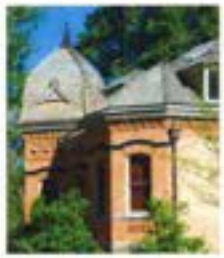
Clipped

Clipped Roof

Appropriate Roofing Materials

Barrel Tiles: Appropriate for Spanish Colonial Revival Buildings

Asphalt Shingles: Appropriate for: All except Spanish Colonial Style



Wood Shingles: Appropriate for: All except Ranch Style

Common sources of roof leaks include cracks in chimney masonry, failed valley flashings, loose flashing around chimneys and ridges, loose or missing roof shingles, cracks in roof membranes caused by settling rafters, or water backup from plugged valleys, gutters or moss accumulation.

Chimneys are by nature very exposed, cope with greater temperature extremes and are consequently susceptible to more rapid weathering than other masonry features. Additional maintenance here may be required to avoid premature deterioration.

In repairing or altering a historic roof, it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house, should also be preserved, as should the roof shape, eaves, cladding and the features of historic dormers.

Design Objective

The character of a historical roof should be preserved, including its form, features and materials whenever feasible.

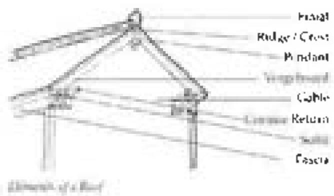
7.1 The original roof form and features should be preserved.

- Altering the angle of a historic roof should be avoided.
- Maintain the perceived line and orientation of the roof as seen from the street wherever possible.
- Historic chimneys and their details should be retained.
- Historic dormers and their details should be retained.

- Retain and repair roof detailing wherever possible.

7.2 **The original historic depth of the eaves should be preserved.**

- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved.
- Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.



Elements of a Roof

Natural slate is rare in the city and is the most durable of traditional roof materials, usually requiring only occasional replacement of damaged individual slates.

Roof Materials

When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs create a vertical pattern.

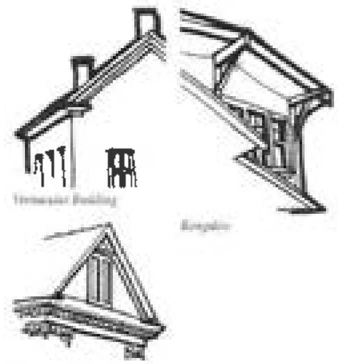
The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. A specialty roofing material, such as tile or slate, should be replaced with a matching material whenever feasible.

Unless the existence of a historic metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle or standing seam roofs on contributing structures should be avoided because of their texture, profiles and reflectivity.

Gables, deep eave profiles & rafter tails are key elements of the design.

Appropriate Eaves Depths on Various Architectural Styles

Eave: The lowest part of the roof. It is the section of a roof that projects beyond the juncture of the roof and the wall.



Vernacular Building

Bungalow

Queen Anne Style

Maintenance & Repair Tips

Roof Repair

Working with a roof should be prioritized to reflect importance:

1. *Chimney - repair, clear and cover (rebuilding, repointing, chemical cleaning)*
2. *Roof - repair or replacement*
3. *Eaves - Paint the eaves*
4. *Gutters & Downspouts - Installation and/or replacement*

Drip Edge

- *Coordinate the color of the drip edge with the color of the roof. The roof will last much longer than the choice of paint colors.*

Gutters & Downspouts

- *Maintain gutters and downspouts in good condition.*
- *Keep gutters and downspouts free from debris to ensure proper drainage.*
- *Patch leaks in gutters and downspouts to keep water from seeping into walls and foundations.*
- *Install gutters in a manner that is not detrimental to historic building materials.*
- *Ensure that downspouts drain away from the foundations of the building.*

7.3 **Preserve original roof materials wherever feasible.**

- Removing historic roofing material that is in good condition should be avoided.
- Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.
- Use a color that is similar to that seen historically.
- Specialty materials such as tile or slate should be replaced with matching material whenever feasible; replacement of a few individual units may be all that is required with these durable materials.

Asphalt shingles are the typical and appropriate roofing material for this style and period of architecture.

Gutters & Downspouts

Gutters and downspouts are mechanisms for directing water away from a structure. Without this drainage system, water would splash off the roof onto exterior walls and run along the foundation of the building. If gutters and downspouts are to perform adequately, certain requirements should be met. They must be large enough to handle the discharge. They must have sufficient pitch to carry the water off quickly. They must not leak. They must not be clogged with debris.

Because of low rainfall, many residential buildings in Salt Lake City were not designed with any drainage system, or only a partial system (e.g. over entryway). Installation of a new system, where none previously existed, is appropriate if drainage is an issue. These should be designed to have least impact on historic materials, and not obscure important design features (such as rafter tails, cornices, etc.)

7.4 Design new guttering and downspouts to retain historic architectural features and details.

- This may affect the choice of gutter profile and the method of attaching the gutters.

Gutters and downspouts may be a considered part of the building design.

Cedar, clay and slate create special roof textures, colors and character.

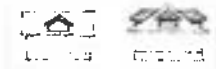
Rear addition which reflects the eaves heights and profiles.

Rear addition designed to integrate with the historic roof form.

Gabled Dormer, appropriate for most architectural styles.

Hip Dormer, appropriate for most architectural styles.

Shed Dormer, appropriate in Bungalow styles.



Gable roof *Hip roof*

Place a new dormer such that the roof line is preserved, as in the sketches above.

Additions

It is important that the roof form of an addition be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning an addition, one should review the architectural form and massing of the original building. The design should recognize the historic roof configuration and avoid altering the pitches of the roof and its sections. The perceived historic roof lines should be maintain and reflected in the form of the addition. See also the discussion on Additions in Chapter 8.

Dormers

Historically a dormer was sometimes added to create more head room in upper floors or attic spaces. It typically had a vertical emphasis and was usually placed singly or in a pair on a roof. One exception to this would be a more horizontal proportion often found in the bungalow style. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

7.5 When planning a roof-top addition, the overall appearance of the original roof should be preserved.

- An addition should avoid interrupting the original ridgeline whenever possible.
- See also the design guidelines for Additions in Chapter 8.

7.6 The visual impact of skylights and other rooftop devices should be minimized

- Skylights or solar panels should be installed to reflect the plane of the historic roof.
- They should be lower than the ridgeline, when possible.
- Flat skylights and solar panels that are parallel with the roof plane may be appropriate on the rear and sides of the roof.
- Avoid locating a skylight or solar panel on a front roof plane wherever possible.
- See also the policy and standards for Small Solar Energy Collection Systems in the Zoning Ordinance - 21A.40.190.

7.7 Conjectural materials or features on a roof should be avoided.

- Applying a modern material that is supposed to look like slate but is not slate, to a contributing structure, for example, will overpower and detract from the architectural integrity of the home.
- Adding elaborate eave details or a widow's walk (an ornate railing around the roof ridge) on a house, where there is no evidence that any existed, creates a false impression of the home's original appearance, and is inappropriate.

Dormer design is usually an integral part of the roof composition.

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Chapter 8. Additions

Context & Character

Over time, additions were made to many historic buildings as residents needed more space. In some cases, an owner would add a wing for a new bedroom, or would expand the kitchen.

An early addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and was often located to the side or rear. The primary facade remained unaltered.

An addition was often constructed of materials that were similar to those in use historically, clapboard siding, brick and vertical, narrow bead boards were the most common. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

This tradition of adding onto historic buildings should continue. It is important, however, that new additions preserve the historic character of the original building.

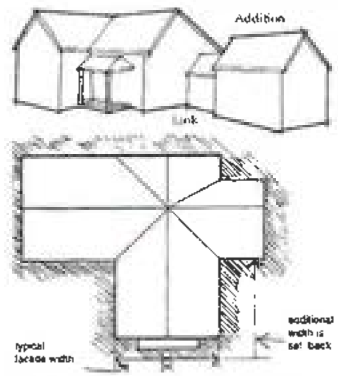
Design Objective

The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.

This addition to the rear adopts similar design language, detailing and materials.

This recent addition reflects the design traditions of the original with a change in material to siding. The change from original to new is emphasized by a break in the wall plane and roof plane.

PART II Design Guidelines



Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, or set the addition apart from the existing building and connect it with a connecting "link" design.

This rear addition respects the principal building by continuation of wall planes, eaves and bracket details, while changing the materials and fenestration.

Existing Additions

Some early additions may have taken on historic significance. One constructed in a manner that was compatible with the original building, and that is also associated with the period of historic significance, may merit preservation in its own right. Such an addition should be carefully evaluated before developing plans for its alteration.

In contrast, more recent additions usually have no historic significance. Some later additions in fact detract from the character of the building through the use of incompatible materials, design and/or location, and may also obscure significant historic architectural features. Where this is the case, removing such noncontributing additions should be considered.

New Additions - Basic Principles

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the fabric and the character of the building. With the objective of designing an addition which is sensitive to the character and integrity of the building, several considerations should be borne in mind.

All efforts should be made to build within the existing envelope, using basement and attic space whenever possible. If the only option is outside this envelope, then it is preferable to design for a horizontal addition to the rear rather than the side, if possible. If building upward appears to be the only solution, then a house with a steeper roof pitch presents an easier design challenge than a house with a shallow roof pitch.

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While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition so that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also should be in keeping with the design character of the historic structure. At the same time, it should be distinguishable from the historic portion, so that the evolution of the building can be understood.

This record of the building's history can be achieved in a variety of subtle ways. Keeping the size of the addition smaller and subservient, in relation to the main structure, will also help to minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion of the building.

It is important that the addition should not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one should consider the effect the addition may have on the character of the district, as seen from the public right of way. A side addition, for example, may change the sense of rhythm established by the side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Large rear detached addition incorporating garage with dwelling space above.

Small rear addition of individual design and materials, though in keeping with the design character and materials of the original building.

Early rear addition following the tradition of continuing the eaves line, stepping back and using contrasting materials and fenestration.

Small staggered rear addition continuing the axis and eaveline of the residence and distinguished by design and materials.

This rear addition continues the design tradition and language of the original with a change in external materials.

Two distinct types of additions should be considered: ground level additions, which involve expanding the footprint of the structure, and attic additions, which are usually accomplished by installing new dormers to provide more living space and headroom in an attic or second floor space. In either case, the addition should be sited and designed so that it minimizes any negative effects on the building and its setting. At the same time, the roof pitch, materials, window design and general form should be compatible with, though subtly distinct from, the original building.

A further form is the rooftop addition, involving increasing the height and scale of the building. Since the height and roof form of the structure are usually primary character-defining elements, it may be difficult to design this form of addition without adversely affecting the character and integrity of the original building. Rooftop additions are consequently generally discouraged because their design requires special care to locate, compose, scale, and detail appropriately in order to maintain or enhance the character of a contributing structure. Some houses, in particular the bungalow, do not easily lend themselves to rooftop additions.

Good examples of rooftop additions however have been built in the city over the years. They are executed in a manner which allows them to contribute in their own right and enhance the significance of the structure. A high bar for design and construction detailing will consequently be required for any rooftop addition.

8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.

- Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.

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8.2 An addition should be designed to be compatible in size and scale with the main building.

- An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent.
- The addition should be kept visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building.

8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- Locating an addition at the front of a structure is usually inappropriate.

8.4 A new addition should be designed to be recognized as a product of its own time.

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.
- Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

Recent rear addition continuing the eaves line and using contrasting materials and fenestration.

Upper and lower level rear additions differentiated by fenestration and materials.

Rear addition designed to echo the original scale and form.

Front and rear views of substantial rear addition adopting the height, scale and forms of the original house.

8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.

- For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.

8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.

- A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.
- An alteration that seeks to imply an earlier period than that of the building should be avoided.
- An alteration that covers historically significant features should be avoided.

8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.

- Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.
- Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.

- Painted wood clapboard, wood shingle and brick are typical of many historic residential additions.
- See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

8.9 Original features should be maintained wherever possible when designing an addition.

- Construction methods that would cause vibration which might damage historic foundations should be avoided.
- New drainage patters should be designed to avoid adverse impacts to historic walls and foundations.
- New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.

8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.

- If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.

Rear addition reflecting form and scale and distinguished by wall plane, fenestration detail and materials.

Separate and linked addition including garage and living space.

The addition here takes the form of a new single story wing to the left of the two story earlier building, itself with an early addition of the second floor.

The creative use of dormers provides significant additional space in a way that complements the design of the house.

A rear addition which is subordinate to the house and differentiated by height, materials, fenestration and simpler profiles and details.

Ground Level Additions

8.11 A new addition should be kept physically and visually subordinate to the historic building.

- The addition should be set back significantly from primary facades.
- The addition should be consistent with the scale and character of the historic building or structure.
- Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.

8.12 Roof forms should be similar to those of the historic building.

- Typically, gable, hip and shed roofs are appropriate.
- Flat roofs are generally inappropriate, except where the original building has a flat roof.

8.13 On primary facades of an addition, a 'solid-to-void' ratio that is similar to that of the historic building should be used.

- The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.

Attic Additions

8.14 When designing an attic addition, the mass and scale of alterations to the rooflines should be subordinate to and compatible with the scale of the historic building.

- An addition should not overhang the lower floors of the historic building in the front or on the sides.
- Dormers should be subordinate to the overall roof mass and should be in scale with those used originally on the building (or on similar styles of building if none are present originally).
- Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Rooftop Additions

8.15 A rooftop addition should be situated well back from the front of the building.

- This will help preserve the original profile of the historically significant building as initially perceived from the street.

8.16 The roof form and slope of the addition should be in character with the historic building.

- If the roof of the historic building is symmetrically proportioned, the roof of the addition should be similar.
- Eave lines on the addition should be similar to those of the historic building or structure.

8.16 The composition and detailing of the addition should reflect those of the house.

- Designs for a rooftop addition should derive from a thorough evaluation of the composition of the historic building.
- An inventory of the detailed elements of the building can facilitate the integration of the addition and the historic structure.

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Chapter 9. Accessory Structures

Context & Character

Accessory structures include original or early garages, carriage houses or sheds. Traditionally these structures were important elements of a residential site. Because secondary structures make important contributions to a site and the district, helping to interpret how an entire site was used historically, their retention and preservation are strongly encouraged.

When treating a historic accessory building, respect its character-defining features such as the primary materials, roof materials, roof form, historic windows, historic doors and architectural details.

Design Objective

Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions. Newly constructed secondary structures should remain subordinate to the primary building, and compatible in mass and scale.

Carriage house with hay loft door

Historically, accessory structures were sited at the rear of a lot; this pattern should be maintained wherever feasible.

Continuing style, similar use of early rear garages clustered with shared access driveway.

Street facing accessory structure reflecting the house design, and using a pair of side-hinged doors.

Early garage sliding door arrangement with later alterations.

History of Accessory Structures

Studies of accessory structures document a progression from the barn or carriage house to the garage. When the automobile arrived, it was often stored in the barn or carriage house. Later, however, as the automobile became prevalent, the garage took on a building form of its own. According to "Garages in Salt Lake City's Avenues District," many characteristics of the carriage house were adapted to accommodate the car.

For instance, due to fear of its potential flammability, the garage was detached from the house and located a distance from it, usually along an alley, if one existed. Also, various fire resistant materials were used in garage walls, including: vitrified brick, cast concrete, pressed metals or hollow tile. Roof materials included slate, metal, terra-cotta, wood, asphalt and asbestos.

Originally garage doors were similar to those seen customarily on barns and carriage houses: double doors that were side-hinged or that slid horizontally. The use of double doors eventually gave way to a vertically rolling overhead garage door, which was the prototype for the electric garage door. The location of the garage itself moved as owners became less worried about the threat of flammability. During the 1920s, homeowners began to build garages to the side of their house, and by the 1960s the garage was often part of the house.

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Preserving or Rehabilitating Historic Accessory Structures

Primary Materials

Many of the materials that have been used historically in accessory structures are those employed in the construction of primary buildings. The characteristics, use, repair and replacement of these materials are addressed in the preceding chapters. In preserving or rehabilitating accessory structures, it is important to preserve the original materials to retain the character of the historic structure and its relationship to the house.

Roof Forms and Materials

Most historic accessory structures had gabled or shed roofs, with flat roofs becoming more common from the 1930s. Roofing materials included slate, metal, terra-cotta, wood, asphalt and asbestos. Property owners are encouraged to use period-appropriate roof forms and materials if undertaking more extensive projects, such as converting an accessory structure to a new use. However, because accessory structures are often subordinate to the main house, greater flexibility in their treatment may be appropriate.

9.1 Preserve a historic accessory building when feasible.

- When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- Avoid moving a historic secondary structure from its original location if possible.

This garage reflects the design of the house in form, details and materials.

Garage & accessory space designed to complement the historic house.

A traditional design as garage and accessory space.

Rear garage designed to complement the house.

Recent rear garage designed to complement the scale and character of the house and setting.

Early multi-car garage with simple form and materials.

9.2 New accessory buildings should be constructed to be compatible with the primary structure.

- In general, garages should be unobtrusive and not compete visually with the house.
- While the roofline does not have to match the house, it should not vary significantly.
- Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases stucco.
- In the case of a two-car garage consider using two single doors since they help to retain a sense of human scale and present a less blank look to the street.

9.3 Attaching garages and carports to the primary structure should be avoided.

- Typically before c. 1940 a garage was a separate structure, at the rear of the lot, and this pattern should be maintained where possible.
- The City considers attached accessory structures on a case-by-case basis.
- An attached garage may be treated as an addition. Regulations and guidelines (Chapter 8) for additions may apply.

Additional Information

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Early street facing "student" garage using river rock facing

Recent street facing garage addition designed to respect scale & character

An original carriage house now converted to an individual dwelling

Many early garages with alley access are still found throughout the Avenues neighborhood

Context sensitive design of accessory space & garage

Chapter 10. Seismic Retrofitting

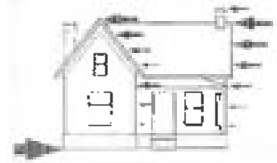
Context & Character

Many historic structures were built during times when there was less knowledge of seismic design and building codes were less restrictive. This may make them vulnerable to damage or destruction in earthquakes. However, today there are methods of reducing the risk of earthquake damage. If carefully planned and executed, these retrofitting techniques can upgrade the safety of the home, while at the same time being sensitive to the historic fabric of the house. By upgrading such features as foundations, floors, ceilings, walls, columns, and roofs, homeowners can improve the resiliency of their historic houses. This will ensure increased personal safety and protection of their investments.

The first step in retrofitting a historic house is to investigate the premises and identify its weak points and features that can be strengthened and reinforced. For an inspection checklist and more information, see "Bracing for the Big One: Seismic Retrofit of Historic Houses," published by the State of Utah's State Historic Preservation Office. Alternatively, consult a structural engineer with experience in assessing older buildings.

Design Objective

Retrofitting a historic structure in Salt Lake City to improve its ability to withstand seismic events can be carried out while minimizing negative impacts upon historic features and building materials.



Horizontal forces of earthquakes cause damage to historic structures. (Courtesy of Utah Division of State History, Office of Historic Preservation)

Salt Lake City lies within an area regarded as seismically active

The Stanley F. Taylor building, a residence dating to c. 1906, was recently seismically upgraded as part of an extensive rehabilitation

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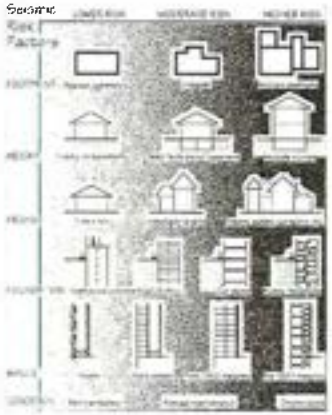

Seismic Risk Factors (Courtesy of Utah Division of State History, Office of Historic Preservation)

Vista from the Avenues highlighting architectural variety in historic and topographic context

10.1 Seismic retrofitting of a historic building should be designed in a way that has the least impact on the architectural integrity of the building.

- Building materials used in seismic retrofitting should be located on the interior and/or blended with existing architectural features.

Seismic bracing at one of the more decorative chimney stacks on the east

Additional Information

Utah Division of State History, Office of Preservation "Bracing for the Big One: Seismic Retrofit of Historic Houses" 1993

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Chapter 11. General Design Guidelines

This section discusses design topics that may be associated with all types of projects, including those affecting historic properties as well as other work and new construction in local historic districts.

Accessibility

The Americans with Disabilities Act 1990 mandated that all public places are to be accessible to everyone. This mandate includes historic structures that are used for commercial and multi-family uses. While all buildings must comply, alternative measures are possible when the integrity of a historic resource would be threatened. In most cases though, property owners can comply without compromising the integrity of the historic resource.

11.1 These guidelines should not prevent or inhibit compliance with laws on access.

- All new construction should comply completely with the ADA.
- Owners of historic properties should comply to the fullest extent possible, while also preserving the integrity of the character-defining features of their buildings.
- Special provisions for historic buildings exist in the law that allow some alternatives in meeting the ADA standards.

Mechanical Equipment

New technologies in heating, ventilating and telecommunications have introduced mechanical equipment into historic areas where they were not seen traditionally. Satellite dishes and rooftop heating and cooling equipment are among those that may now intrude upon the visual appearance of historic districts. Wherever feasible, the visual impacts of such systems should be minimized such that the historic character is not negatively affected. Locating equipment so that it is screened from public view is the best approach.

11.2 The visual impacts of mechanical equipment as seen from the public way should be minimized.

- Mechanical equipment should be screened from view.
- Ground mounted units should be screened with fences, walls, or hedges.
- Where roof top units are visible, provide screening with materials that are compatible with those of the building itself.
- Window air conditioning units should not be located on a primary facade.
- Use low-profile mechanical units on rooftops to avoid visibility from the street or alley.
- The visual impacts of utility connections and service boxes should be minimized.
- Use smaller satellite dishes, mounted low to the ground, and away from front yards, significant building facades or highly visible roof planes when feasible.
- Muted colors on telecommunications and mechanical equipment should be used to minimize appearance and blend with the background.

11.3 Locate and attach standpipes and other service equipment and pipework such that they do not damage historic facade materials.

- Cutting channels into historic facade materials damages the historic building fabric and should be avoided.
- Keep such equipment and service connections away from the primary facades wherever feasible.

Landscaping

Native and established plant materials significantly contribute to the sense of a "natural setting" that is part of the heritage in many of the historic districts. Where buildings are set back from the sidewalk, they typically have yards, walks, fences and plant materials that all contribute to the sense of open space in the community. This character should be maintained as it plays an important role in establishing a context for the historic buildings. Preserving established street trees and replacing them when necessary would be examples.

11.4 Established plantings on site should be maintained.

- Established trees should be preserved on site when feasible.
- Protect established vegetation during construction to avoid damage.
- Replace damaged, aged or deceased trees.
- If street trees must be removed as part of a development, replace them with species of a large enough scale to have a visual impact in the early years of the project, refer to the City's Urban Forester requirements.

Established landscaping in this example (the street on the right) contributes significantly to the character, stability and residential amenity of a neighborhood.

11.5 Indigenous plant materials should be included in new landscape designs.

- Drought-tolerant varieties that are in character with plantings used historically are preferred.
- A list of drought-tolerant plants is available from the Salt Lake City Planning Division.

11.6 The use of traditional site structures is encouraged.

- Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate.
- See also PART II, Ch.1 Site Features.

Service & Parking Areas

11.7 Minimize the visual impacts of service areas as seen from the street, wherever possible.

- Service areas should be sited away from public view, whenever feasible.
- Service areas, especially those associated with commercial and multifamily developments, should be screened from view, wherever possible. This includes locations for trash and recycling containers, and loading docks.

11.8 Large parking areas, especially those for commercial and multifamily uses, should not be visually obtrusive.

- Locate parking areas to the rear of the property, when physical conditions permit.
- An alley should serve as the primary access to parking, whenever possible.
- Parking should not be located in the front yard.

11.9 Large expanses of parking should be avoided.

- Divide large parking lots with planting areas.
- In the context of the character and scale of historic residential areas, large parking areas are those with more than five cars.

11.10 Parking areas should be screened from views from the street.

- Automobile headlight illumination from parking areas should be screened from adjacent lots and the street.
- Fences, walls, and plantings, or a combination of these, should be used to screen parking.

Locate parking areas to the rear of the property when physical conditions permit.

Color

Color is not a matter considered in design review in Salt Lake City. It can however dramatically affect the perception of a building and its contribution to its setting.

Color schemes vary throughout the historic districts in Salt Lake City. Many are associated with individual building types and styles, while others reflect the tastes of distinct historical periods. Color in itself does not affect the actual form of a building, but it can dramatically affect the perceived scale of a structure, and it can also help to blend a building with its context. Property owners should also refer to more detailed discussions of specific color schemes associated with individual architectural styles. (PART I, Section 4, Historic Context & Architectural Styles)

A considered color scheme here complements both building and setting.

With respect to colors on a historic building, a scheme that reflects the historic style is preferred, although some new color selections can also be compatible. For a non-historic building in a historic district, a color scheme that complements the historic character of the district should be used.

Property owners are particularly encouraged to employ colors that will help establish a sense of visual continuity for the block. Several major paint companies produce a range of historical colors, often drawing from extensive research. See also the Additional Information panel at the end of this chapter.

11.11 Color schemes should be simple.

- Using one base color for the building is preferred.
- Muted colors are appropriate for the base color.
- Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with some architectural styles.
- See the discussion on Historic Context Architectural Styles.

11.12 Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes.

- Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.
- A better sense of the coherence of the architectural composition is likely to be achieved.
- Where a color is used can be very important to a successful outcome. Consider a hand drawn or computer-generated 'mock-up' to judge the success of the color scheme.
- Assess the impact upon adjacent buildings.

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Chapter 12. New Construction in Historic Districts

These guidelines apply to the design of new principal buildings in the City's local historic districts. They apply in addition to specific historic district design guidelines for historic districts in PART III.

Creative solutions that are compatible with the established character of a historic neighborhood are strongly encouraged. Designs that seek to contrast with the existing context, simply for the sake of being different, however, are unlikely to be compatible and are discouraged. The goal of the guidelines in this chapter is to protect the historic and architectural character of each neighborhood, while allowing new, compatible design.

The Design Approach

Designing a building to fit within a historic district requires careful thought. Initially, it is important to realize that, while a historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations and additions to existing structures and the construction of new buildings occurring over time.

Designating a district recognizes this dynamic. It ensures that, when new building does occur, it will be in a manner that reinforces the basic visual and historical characteristics of the area. This does not mean, however, that new buildings should look old. Imitating historic styles found in a historic district is generally discouraged. It is preferable to be able to perceive the evolution of the street and neighborhood, discerning the apparent age of each building by its architectural expression and method of construction. Placing a building's architectural style in relative chronological order helps in interpreting the development of the neighborhood.

A new building should relate to the essential characteristics of the district and setting and complement the character with creative yet compatible new design. To do so relies upon reading and understanding the patterns underlying the character of each district and each setting, as well as the role of time in creating and maturing these patterns, evolving the urban landscape. Such characteristics would include the way in which a building is located on its site, the manner in which it relates to the street and its scale, height, massing, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally in the area, visual compatibility results.

These basic design relationships are more fundamental than the details of individual architectural styles. It is possible, therefore, to be compatible with the historic context of the district, while creating a design that is identifiable as being newer than the historic buildings of the area.

The design guidelines that follow encourage contemporary creativity. At the same time, they promote new design that relates to the patterns and characteristics of the historic district.

The principal design features that help a building integrate with its context in any historic district in the city are described in the sections that follow, and in the two design criteria evaluations at the end of the chapter. More specific points about the unique character of each of the local historic districts follow in PART III of the preservation handbook.

Site Design Guidelines

Street and Block Patterns

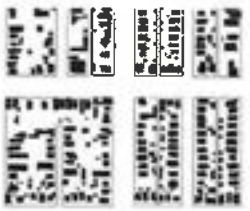
Historic settlement patterns, evident in street and alley plans and the form of the urban block, establish the distinctive identity of each of the City's historic districts, and the traditional 'grain' of the city. These patterns effectively create the 'infra-structure' of the character of the district. They are characteristics that should be respected and preserved. The detailed configuration of the pattern of streets and alleys varies for each district and frequently through the layout of each street block, often creating sub-areas within that individual district. These street plans, with their internal network of streets and alleys, establish the manner in which primary structures are sited and oriented. This pattern also influences the disposition of secondary structures and landscape features on the lot and the street block.

The street block, often with its network of secondary streets or alleys, provides a common, unifying framework for the pattern, scale, dimensions and orientation of the individual lots, and consequently the houses. Lot size often varies considerably, with smaller lots and houses being a common characteristic of the interior of many of the City's large blocks. The contrast in character between the exterior and the interior of some blocks establishes a variety in lot and building scale as a principal characteristic of several districts.

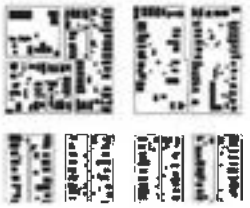
These 'urban framework' patterns are also influenced by topography. In The Avenues, University and part of Capitol Hill districts, the grid continues into notable inclines, creating interesting streetscapes and views as the houses step up or down the hill. In older sections of Capitol Hill, the street and block patterns respond more closely to the contours of the landscape, creating dramatic and unexpected streetscapes and relationships between buildings. The common patterns of lot and building facing the street are still maintained. See comparative layout plans (to scale) of four of the city historic districts.

12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

- Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill which has a more irregular street pattern.
- In Capitol Hill, the street system initially followed the steep topography, and later a grid system was overlaid with limited regard for the topography.
- The grid plan also takes different forms, with for example the much tighter pattern of urban blocks in the Avenues being one its distinctive characteristics and attractions.
- Closing streets or alleys and aggregating lots into larger properties would adversely affect the integrity of the historic street pattern.
- Refer to the specific design guidelines for the historic district for additional detail. (PART III of these guidelines)



University Historic District



Central City Historic District

The Avenues Historic District

Capitol Hill Historic District

12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.

- The orientation, scale and form of a building has a role in supporting a coherent street pattern.

Building Placement and Orientation

In the historic neighborhoods of the city, the house tends to be situated towards the front of the lot with most of the private open space behind. Side yard space is usually limited and shared between the properties. Front setbacks may vary on occasionbut tend to be within a well-defined range, establishing a common visual relationship between buildings of differing scale and character. The shared sense of openness enjoyed by residents in front and behind the property relies upon the situation of the buildings and coincidental private open space.

Buildings also tend to be sited in alignment with their lots, creating both a defined pattern of frontages and a sense of visual rhythm established by the space between the buildings. The frontage of the building also tends to be the focus of the greatest architectural interest.

Orientation of porch and entrance towards the street helps to integrate new design into the street setting.

Traditionally, a typical building had its primary entrance oriented to the street. Frequently this was accompanied by a front porch designed to create a semi-private space and functioning as a social interface with the street. This characteristic established a "pedestrian-friendly" quality, encouraging walking and social engagement. In most cases, similar entry ways and front porches were evenly spaced along a block, creating a rhythm that also contributed to the sense of visual continuity in a neighborhood.

Where they presently exist, these characteristics should be maintained in new design. Locating the entrance of a new building in a manner that is similar to those seen traditionally is a means of doing so. The front porch is often the characteristic element that reinforces this common pattern of orientation, as well as helping to retain a sense of human scale.

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

- A new building should be situated on its site in a manner similar to the historic buildings in the area.
- This includes consideration of building setbacks, orientation and open space. (See also the individual district guidelines in PART III.)

12.4 The front and the entrance of a primary structure should orient to the street.

- A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.
- An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

Building Scale Guidelines

Mass & Scale

The mass and scale of a building are also important design issues in a historic district. The traditional scale of single-family houses is a characteristic of most of the neighborhoods. This similarity of scale, although it can range from single story to over two stories, also enhances the pedestrian-friendly character of many streets.

Often, earlier buildings were smaller than typical more recent houses; nonetheless, a new building should, to the greatest extent possible, maintain this established scale. While new buildings and additions may be anticipated to be larger than many of the earlier structures, new construction should maintain a compatibility with the established scale of the context. The visual continuity and cohesion of the district should be maintained.

12.5 A new building should be designed to reinforce a sense of human scale.

- A new building may convey a sense of human scale by employing techniques such as these:
  - Using building materials that are of traditional dimensions.
  - Providing a porch, in form and in depth, that is similar to that seen traditionally.
  - Using a building mass that is similar in size to those seen traditionally.
  - Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.
  - Using window openings that are similar in size to those seen traditionally.

The massing of the building can be effectively integrated with the topography to reduce the scale of a new building.

Front and side facing gables, single story porch, materials and fenestration are characteristics compatible with the setting.

Traditional forms, including full front porch, are used with materials to convey a strong sense of human scale.

A group of new dwellings are staggered along the street frontage, with front entrances, balconies, porches and stairs emphasizing rhythm and human scale.

Although distinctly different in design composition, the building in the foreground achieves a compatibility with its context in terms of massing and scale.

The massing of this building is designed to mediate between the scale of the adjacent single-story and two story buildings, increasing in height incrementally as it steps back from the street frontage.

12.6 A new building should appear similar in scale to the established scale of the current street block.

- Larger masses should be subdivided into smaller "modules" similar in size to buildings seen traditionally, wherever possible.
- The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

- This can help to maintain the sense of human scale characteristic of the area.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.

12.8 A front facade should be similar in scale to those seen traditionally in the block.

- The front facade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.
- The primary plane of the front facade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum facade width in the district.

Height

A similarity in building heights also contributes to the visual relationships and continuity of an individual district. In this context, the height of a new building should not overwhelm historic structures in the immediate setting, and should fall within the range of height defined by historic structures in the district. Similarities in heights among prominent building features, such as porches and cornices, are equally important. These features often appear to align along the block and contribute to the sense of visual rhythm and continuity.

12.9 Building heights should appear similar to those found historically in the district.

12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.

Width

In many of the districts, buildings were designed to be similar in width to nearby structures, often echoing similar lot widths. This helps to establish a relatively uniform scale for the neighborhood and, when these buildings were evenly spaced along a block, a sense of rhythm resulted. In such a case, the perceived width of a new building should appear similar in size to that of historic buildings in the neighborhood in order to help maintain this sense of visual rhythm and continuity. For example, if a new building would be wider than those seen historically, it should be divided into modules that appear similar in width to traditional buildings.

12.11 A new building should appear similar in width to that established by nearby historic buildings.

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.
- Stepping back sections of wall plane helps to create an impression of similar width in such a case.

The height and width of these buildings equate with the scale of the immediate setting, while adopting an alternative front and side gabled form.

The width of this building reflects building width and scale in this setting, while the strong horizontal emphasis of one street frontage is counter-balanced by the vertical emphasis of the modules of the other frontage.

The solid to void ratio here closely reflects that characteristic of the setting and the historic neighborhood.

Despite the contrasting geometric modules of this building, the subdivision of the fenestration helps to convey a sense of human scale and to integrate the design with setting.

Solid to Void Ratio

In most historic residential districts, a typical building appeared to be a rectangular solid, with holes "punched" in the walls for windows and doors. Most buildings had relatively similar amounts of glass, resulting in often fairly uniform solid to void ratio. This ratio on a new building, the amount of facade that is devoted to wall surface, as compared to that developed as openings, (known as the 'solid to void ratio') should be similar to that of historic buildings within the neighborhood.

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Building Form Guidelines

Form and Visual Emphasis

While there may be great variety inherent in the architectural styles and composition in most districts, a similarity of building forms contributes to a sense of visual continuity and identity. In order to maintain this sense of relationship and visual continuity, a new building should have basic roof and building forms that are similar to those seen traditionally. Overall facade proportions also should be in harmony with the range found within the immediate area.

A building can also be categorized by its visual emphasis. This might be vertical, as found in for example Queen Anne or Victorian styles, horizontal as with the bungalow type, or more balanced in for example the Foursquare. Frequently, a street block might be composed of buildings reflecting this complete range.

The emphasis adopted in the design of a new building should be informed by an evaluation of its context. Look at the neighboring buildings on both sides of the street. From this review identify how a new design can both reflect and complement existing character. An increase in scale, for example, can be more effectively integrated using a design composition with more vertical emphasis.

12.13 Building forms should be similar to those seen traditionally on the block.

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

Several building designs and forms create variety and visual viability, yet instill a strong vertical visual emphasis using facade or module width. Single story porches and projecting window bays sharing a common eaves height establish a rhythm.

A variety of building forms, roof profiles and entrances share common heights with strong horizontal elements. Equally strong vertical features are evident in the columns, bays and dormer windows.

The steeply gabled roof design and chimney become the most important element, visually unifying the house around corner fenestration and understated doorway.

A strong vertical emphasis is created by the facade modules, tall entrance porchways and the composition and proportions of doors and windows.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

- Visually, the roof is the single most important element in the overall form of the building.
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

Proportion and Emphasis of Building Facade Elements

12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

- The "overall proportion" is the ratio of the width to height of the building, especially the front facade.
- The design of principal elements of a facade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.
- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about facade proportions.

Rhythm & Spacing of Windows & Doors

The manner in which openings are arranged across a facade, their grouping or individual placement, (the fenestration pattern) will be an essential component of the architectural composition. The fenestration can also be an important feature of a building's contribution to the street and the district. When similar patterns occur among buildings in a block, a sense of affinity and visual continuity can emerge from a variety of architectural forms or styles. When such characteristics occur, this sense of similarity and coherence should be preserved.

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

Much of the design composition of these buildings relies upon the fenestration pattern 'punched' into sheer white walls, strong gables and soaring chimney.

Although higher than would normally be appropriate in Salt Lake City historic residential neighborhoods, the spare openings in this tall gabled building effectively create a central focal accent for this building.

An interplay of several characteristic materials (brick siding & stucco) and colors can help to integrate simple rectilinear forms with the palette of materials and colors of the context.

Creative use of new details can effectively draw from traditional architecture.

Building Materials and Details

Much of the character of a building resides with the variety and composition of architectural details, the windows and the materials. The combination brings a finer grain of design detail, texture and visual interest to each building and therefore to the street, helping to define architectural style and the richness and identity of that part of the district. Materials and details also help to convey a sense of the maturity of the building and that part of the neighborhood.

Traditional design elements, details and materials were frequently functional as well as decorative. A cornice, inspired by classical architecture for example, could have a strong projecting, profile composed of a complex hierarchy of detailed profiles. It might alternatively have decorative supporting brackets. At the same time the depth of the cornice or eaves will efficiently throw rainwater away from the walls and effectively shelter parts of the wall from direct exposure and splashback.

The choice of materials, and the way they are used, can help to reflect the sense of human scale inherent in a historic residential area. The individual brick or block of stone can be instinctly perceived as a dimensional unit with which we are familiar.

Building details and materials play a major role, not just in defining the detailed visual character of a building, but in establishing its age and maturity. The dimension of time is something we inherently read and interpret in a historic neighborhood. The durability and quality of both materials and design details should ensure that a new building endures ,and gradually mellows into the 'historical narrative' of the district.

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting.

- This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.

12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.

- Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.
- The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles.

12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.

Windows

Window openings often provide a considerable degree of modeling to the building facades, with a distinctive recess (window reveal) of the plane of the window from the plane of the wall. This characteristic enhances the visual strength of a facade, conveying a sense of the depth and solidity of the wall, and distinct areas of shadow which change with the time of day and the season. This recess also helps to shelter the window and the window frame.

Window proportions, reveals and frame details can add visual strength and decorative embellishment to otherwise plain facades.

Window reveals and contemporary detailing to the porch and front dormer windows add both a visual strength and human scale interest.

Pronounced eave lines, cladding details and a combination of materials and finishes can help establish both human scale and visual character.

Windows also provide a medium for fine detail and craftsmanship, using decorative pattern, lead and often stained glass.

12.20 Windows with vertical emphasis are encouraged.

- A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts.
- Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.
- See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch.4, PART I).

12.21 Window reveals should be a characteristic of most masonry facades.

- This helps to emphasize the character of the facade modeling and materials.
- It should enhance the degree to which the building integrates with its historic setting.
- It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds.

12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.
- See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch.4).

Architectural Elements & Details

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

- These include eaves, windows, doors, and porches, and their associated decorative composition and details.

12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The proportion of elements such as brackets for example should appear to be functional as well as decorative.

12.25 Contemporary interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new.
- Contemporary details for porch railings and columns are other examples.
- New soffit interest and visual compatibility, while expressing a new, complementary form or style.

12.26 The replication of historic styles is generally discouraged.

- Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting.
- Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.

GSBS

New Construction Design Criteria for Street Facades

SITE DESIGN GUIDELINES

1	STREET & BLOCK PATTERNS (12.1, 12.2)	Buildings maintain the street plan. Front facades maintain the role of street pattern as a unifying framework for a variety of architecture.
2	BUILDING PLACEMENT & ORIENTATION (12.3, 12.4)	Placement respects (or establishes) a consistent orientation & setbacks. Frontage & entrance orient to the street.

BUILDING SCALE GUIDELINES

3	MASS & SCALE (12.5, 12.6, 12.7, 12.8)	The sense of human scale, established by heights, widths, modules & porches, is reinforced. A similarity of scale is maintained. Roof forms & building massing fall within the established range. Front facades are similar in scale.
4	HEIGHT (12.9, 12.10)	Heights fall within the established range.
5	WIDTH (12.11)	Building width reflects the established range.
6	SOLID TO VOID RATIO (12.12)	Solid to void ratio is a unifying factor.

BUILDING FORM GUIDELINES

7	FORM & VISUAL EMPHASIS (12.13, 12.14)	Building forms reflect the range in the context. Roof forms vary within a defined range.
8	PROPORTION & EMPHASIS OF FACADE ELEMENTS (12.15)	The proportions of the facades & principal design elements have a distinct vertical emphasis.
9	RHYTHM & SPACING WINDOWS/DOORS (12.16)	Fenestration patterns vary but have an affinity.

BUILDING MATERIALS & DETAILS

10	MATERIALS (12.17, 12.18, 12.19)	Materials contribute to the sense of human scale. Materials appear to have a proven durability.
11	WINDOWS (12.20, 12.21, 12.22)	Windows share a vertical proportion. Windows in masonry facades are emphasized by reveals. Windows and doors are framed to reflect the setting.
12	ARCHITECTURAL ELEMENTS & DETAILS (12.23, 12.24, 12.25, 12.26)	Building components echo those of the context. Ornamental elements are in scale. The interpretation of traditional details is contemporary.

Street Facade Evaluation

This is an illustration of the application of the Design Guidelines for New Construction for a Street Facade.

The design guidelines for New Construction are summarized above under the principal topic headings, with the numbers of the pertinent design guidelines.

The facing page evaluates the role and 'performance' of the design guidelines in the composition of this street facade, with the number reference relating to the design guideline topic above.

New Construction Design Criteria for Buildings

SITE DESIGN GUIDELINES

1	STREET & BLOCK PATTERNS (12.1, 12.2)	The historic street pattern and its role are respected.
2	BUILDING PLACEMENT & ORIENTATION (12.3, 12.4)	Building placement, orientation and setbacks are reflected.
		The frontage and entrance orient to the street.

BUILDING SCALE GUIDELINES

3	MASS & SCALE (12.5, 12.6, 12.7, 12.8)	The massing of the modules stepping down towards the street helps achieve a human scale.
		The building is subdivided into three principal modules equating with the scale of the context.
		The flat roof forms at different heights mediate between buildings either side.
		The front facades, arranged in three parts, are in scale with other buildings on this street block.
4	HEIGHT (12.9, 12.10)	Building height falls within the range established by the current street façade and mediates between adjacent buildings.
5	WIDTH (12.11)	Building width is similar and is modulated in three primary façade planes.
6	SOLID TO VOID RATIO (12.12)	Solid to void ratio is within the established range; glass is subdivided.

BUILDING FORM GUIDELINES

7	FORM & VISUAL EMPHASIS (12.13, 12.14)	The building design is composed with three rectangular sections, with front porch.
		The flat roof form is a characteristic and equates with the immediate and wider setting.
8	PROPORTION & EMPHASIS OF FAÇADE ELEMENTS (12.15)	The vertical emphases of the bays is balanced by the horizontal eaves lines.
9	RHYTHM & SPACING WINDOWS/DOORS (12.16)	The fenestration pattern is within the local characteristic range.

BUILDING MATERIALS & DETAILS

10	MATERIALS (12.17, 12.18, 12.19)	Primary materials, brick, wood and stucco, contribute to the sense of human scale.
		Façade materials are generally durable.
11	WINDOWS (12.20, 12.21, 12.22)	The horizontal emphasis of the windows is balanced by their vertical subdivision.
		Window framing reflects traditional patterns.

Building Evaluation

This is an illustration of the application of the Design Guidelines for New Construction for an individual Building in context.

The design guidelines for New Construction are summarized above under the principal topic headings, with the numbers of the pertinent design guidelines.

The facing page contains the rule and 'performance' of the design guidelines in the composition of this building, with the number reference relating to the design guideline topic above.

12	ARCHITECTURAL ELEMENTS & DETAILS (12.23, 12.24, 12.25, 12.26)	The building components - eaves, porch, door, window - are characteristic.
		They are also in scale.
		Contemporary interpretations are used in the design.
		This architectural composition does not replicate a historic style.

PART III Historic Districts







Introduction

The guidelines that follow apply to five of the locally designated residential historic districts in Salt Lake City: the Avenues, Capitol Hill, Central City, South Temple and University. The recently designated Westmoreland Place will be included in the next revisions to the guidelines. The purpose of this section is to highlight the character of each district, as well as to offer guidelines that address issues and trends unique to each historic district.

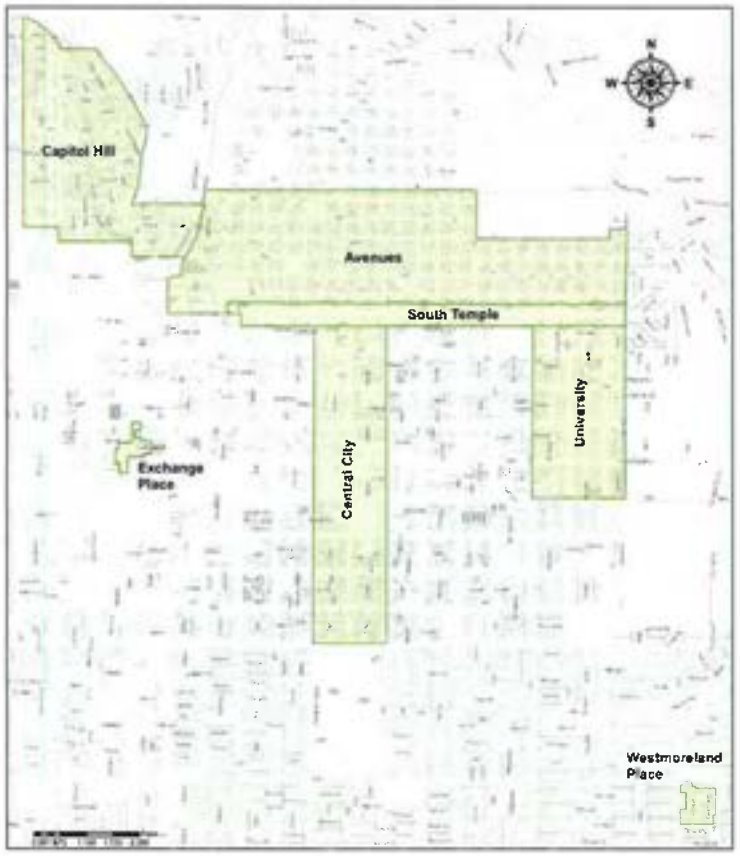
These guidelines are intended to preserve the historic character of each district, while accommodating the incremental evolution of the district through sensitive change. Some of the guidelines presented may address topics covered in other sections of the document, and appear again here in order to emphasize their specific relevance and importance to the particular district.

Each historic district section has five components:

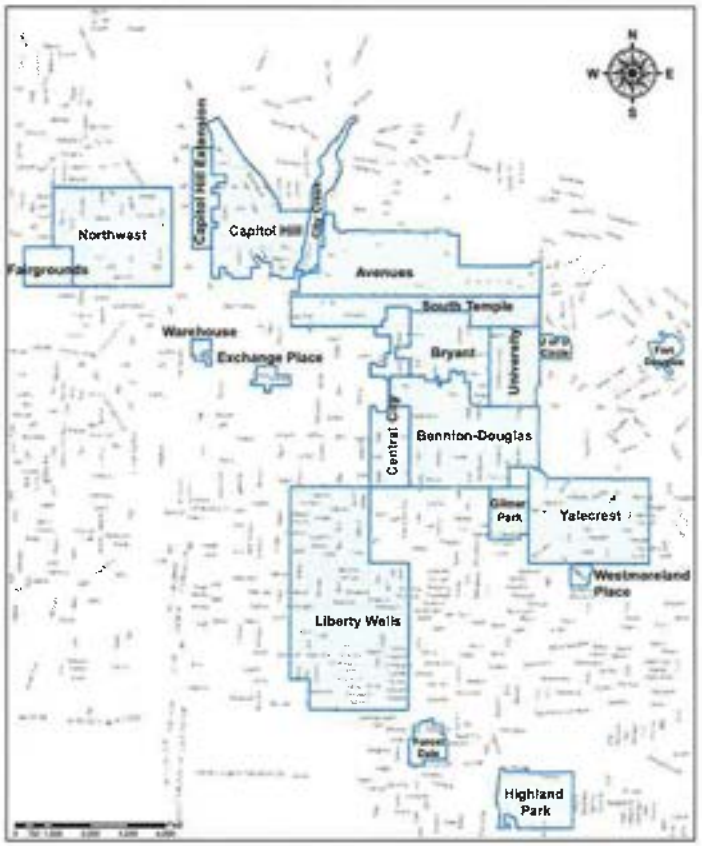
- a developmental history,
- a description of development trends,
- a statement of goals for the district,
- a description of design character, and
- the design guidelines.

Each district has its own distinct character, which is due in part to factors such as topography and the individual pattern of incremental development. The developmental history for each district explains its evolution. This information, along with the summary of development trends, statement of goals and description of design character, provides an orientation to the context for property owners. The design guidelines that then follow provide special design principles that apply to the specific context.

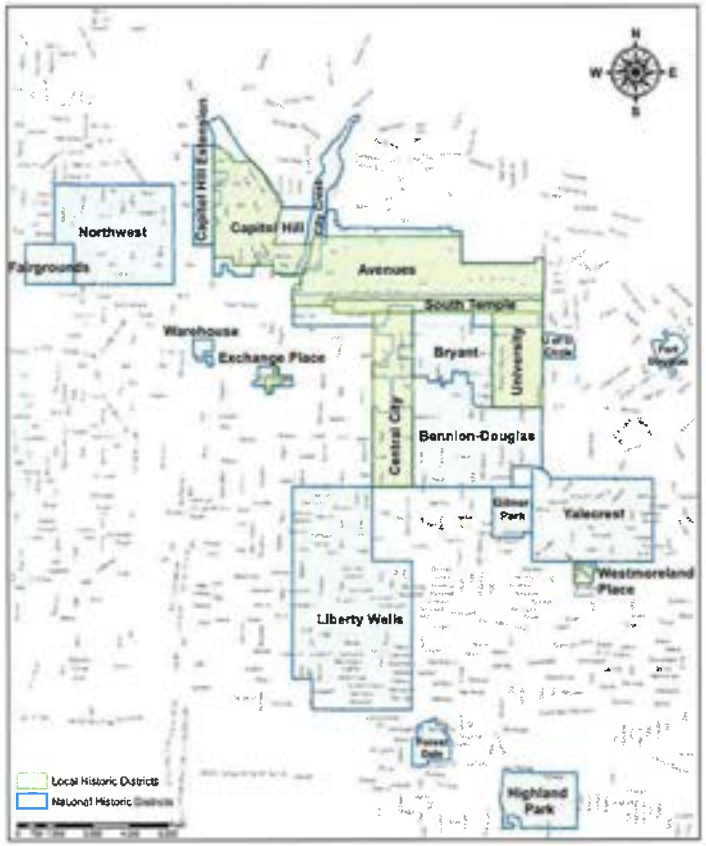
Salt Lake City Local Historic Districts



Salt Lake City National Historic Districts

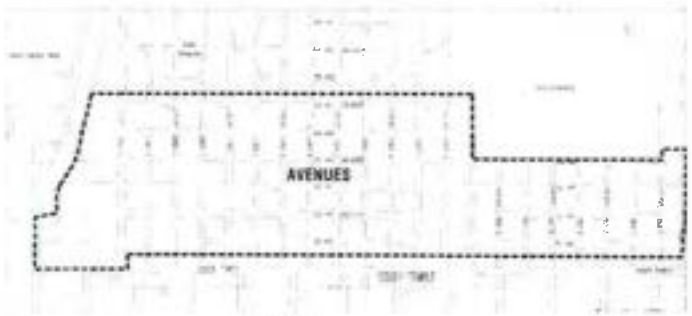


Salt Lake City Local & National Historic Districts



A Preservation Handbook for Historic Residential Properties & Districts PART III iv

Chapter 13
The Avenues



The Avenues Historic District

Cover page image: Elmer Rasmussen's birthday parade. In the background, Queen Anne detailing and interest in a cottage typical of the Avenues.

Historic Architectural Character

The Avenues is Salt Lake City's largest locally-designated historic district, and the one best-known for the preservation efforts undertaken by its property owners. The fine views of the valley, the proximity to downtown and the long-standing diversity of both its architecture and population make the Avenues a desirable place to live.

The appearance of this district is characterized by the predominantly residential use of the buildings, by the variety of architectural styles, and by the unity of the streetscape. Although platted in the 1850s, with development occurring in the 1870s, the neighborhood did not begin to grow until about 1890, when the difficulty of bringing water up the steep slope was alleviated by diverting water from City Creek Canyon along Sixth Avenue.

The subsequent growth of the Avenues corresponded both with the convergence of Salt Lake City as a regional center, and the variety of architectural styles popular in the United States during the last half of the nineteenth century. By 1889, most of the residents were middle- or upper-middle class professionals and trades people. Some hired architects to design their homes, but the majority relied on building firms who used pattern books and constructed small scale developments of three or four houses using repetitious designs. Although several pre-1890 homes exist, most of the buildings in the district date from the fifty year period between 1880 and 1930. They include many variants of the Victorian style, as well as bungalows.

An early adobe house in the Avenues retains its vernacular simplicity.

Park strips, access steps and mature landscaping help to unify and enrich the streetscape, and here provide the transition between the street and the elevated position of the houses.

Cast and wrought iron railings with low concrete retaining walls are still a characteristic streetscape feature, defining public and private, while providing decoration and security.

An elevated porch defines the semi-private space facing the front yard and the street.

From its inception, the Avenues differed from the rest of the city. First surveyed in the 1850s as Plat D, the Avenues was platted in 56 blocks of 2.5 acres, with each block subdivided into four lots. This deviated from the rest of Salt Lake, which was laid out in ten-acre blocks, with eight lots per block. The smaller lots and narrower streets and sidewalks, coupled with the large scale of many of the houses, made the Avenues appear much denser than other neighborhoods that developed during the same period.

Originally the east-west streets were known as Fruit, Garden, Bluff and Wall (First through Fourth avenues, respectively), and north-south streets were named after various species of trees. By 1883 the east-west streets had become First through Fourth and the north-south streets had been given the alphabetical titles of A through V (V later became Virginia). When the word "street" was changed to "avenue," the area became known as the Avenues.

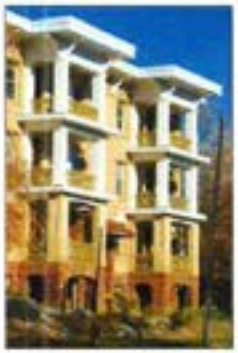
Prior to 1880, development in the Avenues was confined to two areas. The earliest Avenues residents constructed homes in the 1850s in the portion encompassed by A and N streets and First and Fourth avenues (Fourth Avenue following the wall of the city). In 1860, slaughter yards were moved to the mouth of Dry Canyon in order to take advantage of the water sources of Dry and Red Butte canyons. Men who wanted to live close to work built houses for their families in the eastern portion of the Avenues and present-day Federal Heights — a neighborhood known as "Butcherville."

The availability of water paralleled other civic improvements, most notably the municipal rail transportation. One of the earliest routes in the Avenues was in place by 1875 with mules providing the power. In 1889, an electric rail system was available and within several years trolley lines ran along Third, Sixth and Ninth Avenues. These streets are wider and flatter than others in the neighborhood as a result. Once the necessary infrastructure was constructed, Salt Lake's expanding economy and growing population assured the development of the Avenues.

"Victorian Eclectic," a loose but apt description, was the most popular style used in the first wave of building after about 1885. In the context of the Avenues, as in other neighborhoods throughout the city, the term indicates the "casual and general approach to house design" and not a slavish adherence to a particular style. It also indicates the flexibility this term provides.

While not as numerous, examples of more high-style architecture also can be seen throughout the district, and include such styles as Queen Anne, Shingle, Dutch, Colonial and Classical Revival, and Italianate. Residential design immediately after the turn of the century consisted primarily of two types, rather than styles, of structures: the bungalow and the box.

A variety of house types and styles characterize the Avenues and reflect the evolving development of the neighborhood and preferences in residential forms.



The Dorius building is one of many early apartment structures in the Avenues

A coincidence of setbacks and common eave height help to create an affinity between individual house scales and styles.

Early commercial buildings can be found throughout the Avenues, some now converted to residential use.

Toward the end of the nineteenth century the numbers of renters in the Avenues increased. Rental properties were typically managed by widows who needed the income after their husbands died, and by builders and development companies, who constructed both apartment buildings and subdivision homes. Often individuals would acquire two or three lots and build houses, then sell them to large real estate corporations. While small-scale rental properties were constructed throughout the entire district, large apartment complexes exist primarily in the southwest quadrant of the Avenues, closest to Temple Square and downtown. Apartment buildings of the historic period were built in a number of styles, such as Classical Revival, Prairie (Caithness), Tudor Revival and Art Moderne.

Churches, schools and small businesses were also located in the Avenues. Religious denominations built churches in the Avenues and the general vicinity. Members of the Catholic and Presbyterian faiths could worship at the Cathedral of the Madeleine or First Presbyterian Church, respectively, on South Temple, and Episcopalians had the option of St. Mark's Cathedral, or after 1928, St. Paul's. The Danish Evangelical Lutheran Church was finished in 1911, but was converted into offices in the 1970s.

No historic public schools are extant. The Choir School of the Cathedral of the Madeleine, previously Rowland Hall-St. Marks private school, is located in the block between First and Second Avenues and A and B Streets. Historic buildings on this campus include four homes, a chapel and a classroom wing.

Neighborhood stores also sprang up throughout the Avenues. In general these were one or two story structures with flat roofs and parapet walls. [See also the Commercial Design Guidelines.]

In the mid-twentieth century, the popularity of the Avenues declined as other subdivisions were constructed. Federal Heights also offered proximity to downtown and the University of Utah but offered more consistently high-end housing. Subdivisions were developed throughout the city; mass-transit and the automobile made living close to the workplace less of a consideration. By the 1960s absentee landowners owned much of the property and the resulting deterioration was obvious. High-density residential zoning resulted in the demolition of many historic properties and the construction of apartment buildings that were inconsistent with the character of the surrounding buildings.

Gradually the Avenues were rediscovered, however, by those interested in historic homes and by those tired of long commuting distances. Low-interest loans provided by the City assisted renovation activity, and the neighborhood was declared a local historic district in 1978. The next year residents successfully petitioned the city to downzone most of the Avenues to a land use designation that is more compatible with its historic character.

Houses in the vicinity of Canyon Road bring a rich eclectic range of styles and styles.

Ottinger Hall was constructed in 1900 for the Volunteer Firemen's Association.

The concentration of the carved woodwork, latticework and ornamental shingle patterns reflect the carpentry skills of the late 19th century.

Canyon Road & Memory Grove

The environs of Canyon Road and Memory Grove are divided between the Avenues and the Capitol Hill historic districts. Their dramatic siting at the mouth of City Creek Canyon makes this area unique and geographically isolated. City Creek, the stream that originally ran down the center of the canyon was one of the determining factors in the decision to settle in the Great Salt Lake Valley. William Clayton, one of the first pioneers to arrive in the valley, described the mouth of the City Creek in his journal:

> "At the east part [of their camp] there is a considerable creek of clean, cold water descending from the mountains, and just above this place it branches into two forks, one running northwest, the other southwest, and the two nicely surround this place and so well arranged that should a city be built here the water can be turned into every street at pleasure."

The source of water led to the construction of several mills along the canyon — the first as early as 1847 or 1848. The earliest homes were built in the area in the 1860s, many by prominent leaders of the Church of Jesus Christ of Latter Day Saints. Architecturally the homes are no different than those seen in the Avenues or Capitol Hill, and vernacular, Eastlake, Italianate and other late Victorian styles, Dutch Colonial Revival and bungalows are among the styles represented. The Veteran Volunteer Firemen's Association building, also known as Ottinger Hall, is an unusual institutional use in the city but is visually compatible with the density of the buildings along Canyon Road.

Development Trends

Known for its ongoing preservation efforts, the Avenues District is experiencing continued investment in the area, including renovation, additions to existing structures and infill construction.

Memory Grove's contemplative ambience is a significant feature of this park.

The Avenues District is especially characterized by its mature vegetation, which adds a sense of visual richness to the area.

Characteristics of the Avenues Historic District

- Concrete is the common paving material for sidewalks in the Avenues.
- A few remnants of sandstone sidewalks and stone paving blocks remain, and these should be retained.
- Streets are in a regular grid pattern; blocks are 2.5 acres each.
- Lots and setbacks are uniform.
- Overall development is dense.
- Current commercial uses are scattered throughout the district, and tend to enhance the livability of the district.
- Garages are usually located behind houses; if they exist they are detached. Most are accessed from single-car wide driveways from the street, although a few blocks have alleys with access to rear-yard parking.
- Architectural styles are varied, although setbacks are usually constant.
- Landscaping is mature.

A modest yet handsome vernacular building in the Avenues. Classical detailing frames the door.

Characteristics of Canyon Road & Memory Grove

- The siting of the homes in Canyon Road makes the neighborhood unique. On the east side of the canyon they follow the slope and a dense pattern is created. Also, Canyon Road splits into two streets, forming a central park space.
- The neighborhood has narrow streets; Spencer Court is particularly narrow.
- Many homes do not have garages. With the exception of Spencer Court, garages are not a part of the streetscape.
- Memorials of several varieties - buildings, a chapel, water features, flagpoles - are placed against the east side of the park. This forms a "presentation" that can be viewed from the road on the west side.
- Memory Grove has a formal landscape pattern; the hillsides do not.

Goals for the District

The design goal for the Avenues District is to preserve its historic scale and unique character, while accommodating compatible new construction. The distinctive design characteristics of individual building types and styles should be preserved here. New construction should be compatible with its historic context while also reflecting current design.

Streetscape Features

Park Strips & Street Trees

Park strips, the bands of grass that lie between the curb and the sidewalk, are found throughout the Avenues District. Often mature trees grow in the park strip. This coupling of planting strips and mature trees lining the streets provides a shaded environment for pedestrian activity. These elements also establish a rhythm along each block and contribute to the sense of its visual continuity. The Avenues District is especially characterized by its mature vegetation, which adds a sense of visual richness to the area.

Walkways

Typically, a "progression" of walking experiences is encountered along the street. This begins with a walkway that leads from the sidewalk to each building entry; this in turn is occasionally punctuated by a series of steps. Dictated by the topography, the walk often slopes, sometimes quite steeply. Because the Avenues was platted on a grid, and many architectural and landscape features appear consistent, this system of walks contributes strongly to the character of the district.

This progression of entry elements is important, and of these, the walkway itself is an extremely significant element. This progression should be preserved.

13.1 The historic materials and position of a sidewalk, usually detached from the curb, and separated by a planting strip should be maintained.

- Historic paving material, such as sandstone sidewalks, where it exists, should be preserved.

13.2 A walk to the primary building entry from the public sidewalk should be provided.

- The walkway should be distinct from any driveway.
- Concrete is the dominant material; however, other materials, including modular pavers, may be appropriate.

13.3 The use of curb cuts in the Avenues District should be minimized.

- In an effort to preserve the character of the sidewalk and the adjoining streetscape, avoid installing new curb cuts, whenever feasible.
- Historically, the use of curb cuts was quite limited.
- New curb cuts will interrupt the continuity of the sidewalks, and will potentially destroy historic paving material where it exists.

Landscape Design Features

Fences & Retaining Walls

In many sections of the Avenues, yards are bounded by retaining walls, commonly of natural stone or plain cement facing. Because many yards have natural slopes, retaining walls have always been features of the district. Walls or terraced yards are often used to create level building sites. Historically, these walls were often topped with cast iron fences. The repetition of masonry retaining walls and fences throughout the district lends a sense of continuity and character to the streetscape that should be continued. See Chapter 1 of PART II of these design guidelines on Site Features for specific guidelines on Fences and Retaining Walls.

Site Design Features

Due to its small, gridiron plan platted on steep slopes, the development patterns of the neighborhood have distinguished the Avenues as an area with smaller blocks and concentrated residential growth.

Front Setback of Primary Structures

Historically, uniform setbacks in the Avenues established a sense of visual continuity, sometimes expressed as an "architectural wall." Although a variety in setbacks is seen throughout the district, in fact the setback depths lie within a narrow range, and within an individual block, most buildings appear to align. This generally uniform setback alignment should be maintained.

13.4 The front setback of a new structure should be kept in line with the range of setbacks seen historically on the block.

- In general, larger, taller masses should be set back farther from the front than smaller structures.

Side Yard Setback of Primary Structure

In the Avenues, side yards are generally very narrow and in some cases almost nonexistent. This pattern of moderate density was first established during the early development of the neighborhood, when the blocks were subdivided into long, narrow lots. This pattern creates an urban feel. As a result, the narrow end of the house often faced the street, and the side yards were tight.

Building setbacks in the Avenues neighborhood create a shared sense of order and rhythm in a diversity of the architectural forms, scales and styles.

13.5 Side yard setbacks of a new structure or an addition should be similar to those seen traditionally in the block.

- Follow the traditional building pattern in order to continue the historic character of the street.
- Consider the visual impact that new construction and additions will have on neighbors along side yards.
- Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale.

Accessory Structures

Garages in the Avenues District are simple wood or metal structures generally detached and located behind the house. Most are accessed from single-car width driveways from the street, while a few are accessed through a rear alley. New garages in the district should follow these development patterns in terms of location, size, and character.

13.6 Secondary structures should be located and designed in a manner similar to those seen historically in the district.

- Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued.
- Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible.
- Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof.
- A new secondary structure should follow historic precedent, in terms of materials and form.

Architectural Features

Building Form

The Avenues District includes a range of architectural styles, resulting in a variety of building forms. The large number of Victorian-era structures in the district has established a pattern of buildings with irregular forms and a profusion of wall planes and details.

Depending on the style, some buildings are simple rectangles, with details applied; others are more complex, asymmetrical forms composed of several subordinate masses. Other structures, such as the bungalow and box types, consist of simpler shapes. Free-form, domed or angular forms are not part of the building tradition in the district.

13.7 A new buildings should be designed to be similar in scale to what was seen traditionally on the block.

- Historically, most houses in the Avenues appeared to have a height of one, one-and-one-half or two stories.
- Front facades should appear similar in height to those seen historically in the block.
- Taller portions should be set back farther on the lot.
- Story heights should appear similar to those seen historically. Architectural details should convey a sense of the traditional scale of the block.

Building Materials

Historically, masonry and wood building materials characterized the district. Painted clapboard is typical of frame buildings, although stained shingles appear in wall planes of gables and dormers. Brick is most frequently unpainted.

13.8 The primary materials of a building should be similar to those used historically.

- Appropriate building materials include brick (unpainted), stucco, stone and wood.
- Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized, brick is inappropriate.
- Using stone, similar to that used historically, also is preferred.
- Using field stone, or veneers applied with the bedding plane in a vertical position, is inappropriate.
- Stucco should appear similar to that used historically.
- Using panelized products in a manner that reveals large panel modules is inappropriate.
- In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

A rich palette of building materials, patterns and textures characterize individual buildings and the neighborhood as a whole.

These design guidelines apply in addition to those in relevant preceding chapters, including Rehabilitation Guidelines, Guidelines for New Construction and General Issues Design Guidelines.

Additional Information

Haglund, Karl T. & Notarianni, Philip F., LeSieur, Cevan (Ed. Second Edition) The Avenues, Salt Lake City. Published by University of Utah Press/Utah State Historical Society, 2012 & 1980
[illegible]

LeSieur, Cevan. The Avenues. Images of America. Published by Arcadia Publishing, 2012
[illegible]

Appropriateness of Use

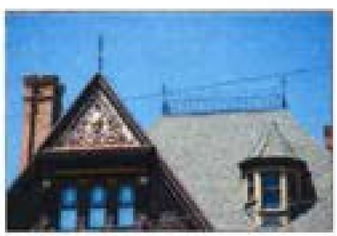
In some cases, a residential structure in the Avenues may be converted to commercial use. When this occurs, the residential character should be retained, to ensure that the traditional character of the neighborhood is maintained. Site planning and landscaping should also be designed to respect the residential character of the neighborhood.

13.9 When adapting a residence to a new use, the original design character of the building should be preserved.

- When converted to a new use, a house should retain its residential image.

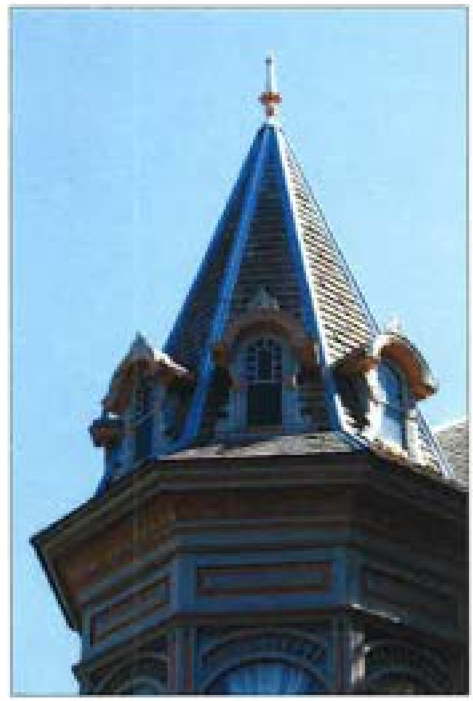
13.10 If the change from residential to another use requires more parking, locate spaces to the rear of the property and provide landscaping as a buffer.

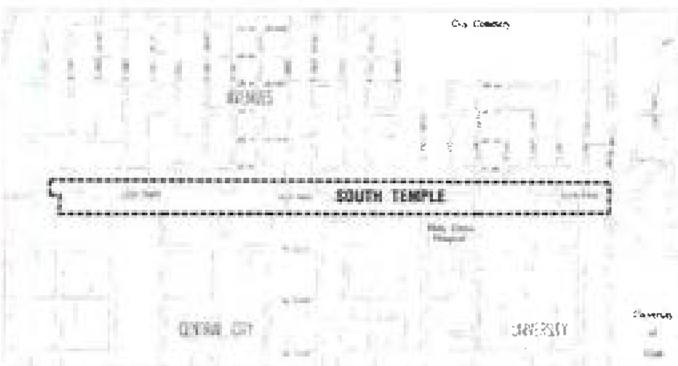
Mausoleum Chapel, Memory Grove.



The forms, massing and decorative composition of roofscapes in the Avenues help to establish its essential character.

Chapter 16
South Temple





The South Temple Historic District Scale: NTS

Historic Architectural Character

South Temple is frequently referred to as Utah's premier residential boulevard, a testament to the transformation of Salt Lake City from an agricultural village to an urban center, one that could support the elegance and grandeur seen in the architecture along this street.

Although it was not until around 1900 that South Temple took on the stately appearance associated with the mansions, South Temple has played an essential role in the development of Salt Lake since the City was founded. It served as a connection between the East Bench and Downtown, and provided a delineation between the small lots of the Avenues neighborhood and the larger blocks of Central City. In general, South Temple has attracted people of prominence and prosperity, but within this group residents represented a variety of religious faiths, occupations and backgrounds. People of lesser means, including skilled craftsmen and teachers, have also resided on South Temple. South Temple was not immune to the surge of city-wide apartment construction that occurred from 1902 to 1931.

Despite the impact of later development, South Temple was identified in 2007 by the American Planning Association as one of America's Great Streets.
http://www.planning.org/greatplaces/streets/2007/southtemplestreet.htm

A sequence of porches along parts of South Temple articulate the building scale and style, creating a vibrant street facade.

The history of South Temple begins with the founding of Salt Lake City, which was laid out according to Joseph Smith's plan for the City of Zion. It was originally platted as the major east-west axis, but because nothing but open country existed to the east until Fort Douglas was founded in 1862, construction along South Temple during the 1850s was confined to the blocks between 200 East and 400 West. The decision of Brigham Young and other church leaders to build homes on South Temple set an early precedent for the street's residential prominence. Although early church leaders did not anticipate South Temple's eventual role as the home of wealthy miners and the most urbane street in the state, there is no doubt that they intended South Temple to be an important thoroughfare for the religious kingdom of Zion.

The landscape and architecture of South Temple had the same agrarian look – small, adobe homes, orchards, and barnyards – as the rest of the city through the 1860s. Once the railroad brought prosperity and expansion it gradually lost its rural appearance. By the 1890s, South Temple was fulfilling Brigham Young's prediction that it would become the finest street in Zion. The most imposing mansions, those of David Keith, Thomas Kearns, Enos Wall, and Louis Terry represented an influential group of men who had earned great wealth through mining and had no cultural or religious association with the Church of Jesus Christ of Latter Day Saints. Their desire to separate themselves socially could be seen in the establishment of the Alta and the University clubs (the latter demolished in the 1960s) while the construction of the Cathedral of the Madeleine and the First Presbyterian Church announced that other faiths had a permanent stake in the city.

Professional people who were not as wealthy but prominent nonetheless were also building large comfortable homes in the variety of styles popular throughout America. They built four-square boxes, using simple classical capitals on porch columns and Palladian windows, Shingle style houses with complex floor plans and rich surface texture, and Arts and Crafts bungalows. These styles could be seen throughout the city, but South Temple residents built more elaborate versions representing some of the finest work of the state's best-known architects, including Walter Ware, Frederick Albert Hale, C.M. Neuhausen and Richard A. Kletting.

During the 1920s and 1930s, building along South Temple consisted primarily of apartment buildings and clubhouses for fraternal and women's organizations, although significant examples of both uses had also been erected in earlier decades. The apartment buildings along South Temple were part of a construction boom of this building type and represented some of the most elegant multifamily structures in the city. The earliest clubhouse still extant on South Temple is the Ladies Literary Club at number 850 East, an outstanding Prairie-style example designed by Ware and Treganza in 1912. Two of the largest buildings constructed during the 1920s included the Masonic Temple and the Elks Buildings, both designed by the firm of Scott and Welch.

Although many handsome structures were built during the 1920s and 1930s, South Temple's grandeur began to wane during these years, ultimately resulting in the awkward blend of residential buildings and commercial structures evident today. Wealthy families aged and dispersed, and federal income tax, imposed in 1913, eroded personal fortunes. Most devastating to the street, however, were zoning changes that allowed commercial encroachment and higher residential densities. As land value increased, significant structures were lost.

This problem became acute after World War II, when shifts in style and technology encouraged architecture that was incompatible with the traditional scale, massing and materials seen on South Temple. Some of these buildings are now in excess of 50 years of age, the period usually adopted to allow for a more considered assessment of their architectural merit.

Probably the most discouraging episode in the street's history occurred during the 1960s and 1970s; so much so that the erosion of South Temple's historic appearance played a very large role in spurring the preservation movement in Utah. Since its adoption as a local district in 1976, efforts have focused on preserving historic buildings and on maintaining historic street features, such as carriage steps and sandstone retaining walls, that also contribute to our understanding of the history of South Temple and the city.

Development Trends

Known for its ongoing preservation efforts, the South Temple District is experiencing continued investment in the area, including renovation, additions to existing structures and infill construction. A wide range of construction projects is therefore anticipated.

Characteristics of the South Temple Historic District

The following is a summary of key features of the district:

- Street features continue to reflect South Temple's historic grandeur. These features include sandstone curb and gutters, sandstone carriage steps and hitching posts.
- About 1890 the city erected metal lattice-work posts to accommodate the trolley lines. Later these were used for traffic signals. Historically roses were planted to climb them to prevent children from playing on them.
- South Temple has mature landscaping, and the large trees planted in a formal manner are an important characteristic of the street.
- While South Temple is known for its mansions, there are many other homes that are not as grand but still continue to contribute to the streetscape and knowledge of the city's history. Similarly, historically South Temple dwellings have not been only single-family, owner occupied, nor has it been only residential. Several apartment buildings and commercial structures are of the historic period.

South Temple is the setting for many of the city's grander houses and mansions, including the work of many notable architects.

Goals for the District

The design goal for the South Temple district is to preserve its unique character. Preservation of the character, style and details of the many high style buildings is a high priority, as is assuring that new building will be in scale and compatible in character with the historic context.

With the style and scale of many of the buildings in the district, roof materials can be a very important architectural characteristic.

Several impressive apartment buildings characterize parts of South Temple.

Streetscape Features

Walkways

Many residences are on a system of "platforms," which were created to provide level building areas. As a result, most of the South Temple mansions sit above street level, often with a series of stairs that link the front entry with the public sidewalk. The system of terraced building sites also establishes a fairly consistent pattern of landscaping and retaining walls that visually connect the blocks. These characteristics should be maintained.

16.1 A walkway to the building entry from the public sidewalk should be provided.

- The walk should be distinct from a driveway.
- Concrete is the dominant material; however, other materials, including modular pavers, also are appropriate for new walkways.

The streetscape is well defined by mature trees and landscaping and by the drive and walkways to individual buildings.

Site Design Features

South Temple Street developed with a variation in block sizes between the north and south sides of the street. Both sides were platted with larger and smaller lots. The district is unified, however, by its consistent streetscape design and traditional siting, and its concentration of larger houses. The guidelines that follow strive to reinforce these traditional patterns.

Front Setback of Primary Structure

Historically, the larger mansions on the street were sited farther from the sidewalk than the smaller residences. Although a variety of setbacks is seen throughout the district, within individual blocks, most buildings appear to align within a narrow range of dimensions. This generally uniform setback alignment of an individual block should be maintained.

16.2 The front setback of a new structure should be kept in line with the median setback of historic properties on the block.

- In general, larger, taller masses should be set back farther from the front than smaller structures.
- In some cases, therefore, a setback that is greater than the median setbacks may be appropriate.

Side Yard Setback of Primary Structure

Many of the larger houses on the street have large side yard setbacks, which reinforce their stately appearance. Smaller residences are typically sited with their narrow side to the street. Both situations suggest that, traditionally, the side yard width was in proportion to the width of the lot. This characteristic should be maintained.

Original iron fences continue to enclose and embellish sections of the streetscape.

Shared setbacks, front porches and common eaves heights help to create a visual rhythm through a varied range of architectural forms.

16.3 Side yard setbacks of a new structure, or an addition, should appear similar to those seen traditionally in the block.

- The traditional building pattern should be followed in order to continue the historic character of the street.
- The visual impact of both new construction and additions on neighboring side yards should be considered.

Curb Cuts

16.4 The visual impacts of curb cuts should be minimized.

- When planning a driveway, consider the impact of curb cuts on historic curbing material, such as granite and sandstone. Consider their retention and reuse.

The front porch helps to relate a diversity of buildings and styles.

The design guidelines apply in addition to those in relevant preceding chapters, including Rehabilitation Guidelines, Guidelines for New Construction and General Issues Design Guidelines.

Service Areas

16.5 The negative visual impacts of service areas should be minimized.

- Service areas include locations for trash and recycling containers, transformers and other mechanical and electrical equipment that may require exterior facility.
- In all cases, these features should remain visually unobtrusive.
- Locate dumpsters and other service equipment to the rear of the lot, when physical conditions permit.
- Service areas should be screened from public view with fences, walls, planting, or a combination of these elements.

Siting of Additions

Buildings located along South Temple are generally large two and three story structures that can accommodate larger additions than houses in other districts. Although there should be a degree of flexibility in the size of additions in the South Temple district, these additions still should be designed to be compatible with the original structure.

A detached carriage house is characteristic of many major houses, often relating closely in style and materials.

Architectural Features

Porches

Porches were important design feature themselves and were also embellished with details that enlivened the character of the street. Porches also add interest to the street and help establish a human scale in the district.

16.6 When constructing a new building, the primary entrance to the house should be clearly defined.

- Use a porch, stoop, portico or similar one-story feature to indicate the entry.
- Orienting the entry to the street is preferred.
- Establishing a "progression" of entry elements, including walkway, landscape elements and porch also is encouraged.

16.7 When converting a building to another use, the historic location and character of the porch and primary entrance should be preserved.

16.8 A new building should be designed to be similar in scale to those seen traditionally on the block.

- Historically, most of the larger houses on South Temple appeared to have a height of two to three stories, while the smaller ones generally had heights of two stories.
- A front facade should appear similar in height to those seen historically on the block.
- A taller portion should be set back further on the lot.
- Story heights should appear similar to those seen historically.
- Use architectural details to give a sense of the traditional scale of the block.
- In the case of new apartment buildings, they should appear to be similar in mass and scale to historic apartment structures in the district.

Ornamentation

Most of the buildings in the South Temple district represent high-style forms of architecture, and in many cases, have been designed with elaborate architectural detailing, including intricate features and finishes. Ornamentation typically embellishes doors and windows, eaves, porches, and gable ends, while major wall surfaces are relatively simple.

The use of ornamentation on buildings is an established tradition in the district, and its continued use is encouraged. On new buildings, contemporary interpretations of building ornament and detail are especially appropriate.

16.9 The use of ornament and detail is encouraged.

- Such details should have a substantial "depth," and be constructed of durable materials.
- While a range of materials is appropriate, details should have finishes that appear similar to those used traditionally.
- The details should appear integral to the overall design.

Local sandstone is widely used in a variety of ways, making significant use of form, texture and decorative detailing.

Building & Roof Materials

Due to the large size of many of the buildings in the district, roof materials are very important visual features. Slate, asphalt, wood, and tile shingles are all materials found on historic buildings. These materials and textures contribute to the character of the district. When roofing must be replaced, using a material similar to the original is preferred. On a new building, using a material similar in color and texture to those seen historically in the block also is appropriate.

16.10 Building materials that are similar to those used historically should be used.

- Appropriate building materials include brick, wood horizontal clapboard and shingles, stucco, smooth-faced stone and river rock.

16.11 Roofing materials that are similar in appearance to those seen historically should be used.

- Asphalt and wood shingles are appropriate for many styles seen historically.
- Clay tile is appropriate to Spanish, Mission and Colonial styles only. Concrete tiles may be appropriate because they often convey a scale and texture similar to materials employed historically.
- Large panelized products, such as standing seam metal, should be avoided.
- Colors should be muted; the overall texture of a roof should be uniform and consistent throughout the building.

Appropriateness of Use

16.12 When adapting a residence to another use, the original design character of the building should be preserved.

- When converted to a new use, a house should retain its residential image.

16.13 If the change from residential to another use requires more parking space, the parking should be located to the rear of the property and provide landscaping as a buffer.

- Landscape design for rear parking areas should help to integrate this use with its context.

Wood shingles help to unify both walls and roofscape, creating visual texture as a background to Classical detail.

Additional Information

Lester, Margaret D. Brigham Street. Published by Utah State Historical Society. 1979
http://books.google.com/books?id=EZhCPCAACAAJ&dq=brigham+street&hl=en&sa=X&ei=pU2Lo_3MonIyAHBheCoAg&ved=0CDAQ6AEwAA

Appendices

Appendix A. **Salt Lake City Historic Design Standards & Secretary of the Interior's Standards**

Part 1 - *Salt Lake City Ordinance*

Part 2 - *The Secretary of the Interior's Standards for the Treatment of Historic Properties*

Appendix B. **Information & Resources**

Part 1 - *Arranged by Subject*

Part 2 - *Arranged by Key Websites*

Part 3 - *Preservation Briefs. Preservation Technical Services, National Park Service*

Appendix C. **Glossary of Terms**

Appendix A. Historic Design Standards for Alterations & New Construction

Part 1. Salt Lake City Ordinance

This appendix displays relevant excerpts from the Salt Lake City Code. This code is available online at: http://sterlingcodifiers.com/codebook/index.php?book_id=672&section_id=780546

ALTERATIONS

Section 21A.34.020.G

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;
10. Certain building materials are prohibited including the following:
    a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
    b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title;
12. Additional design standards adopted by the historic landmark commission and city council.

NEW CONSTRUCTION

Section 21A.34.020.H

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

1. Scale And Form:
    a. Height And Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;
    b. Proportion Of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. Scale Of A Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

2. Composition Of Principal Facades:

a. Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Relationship To Street:

a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Part 2. The Secretary of the Interior's Standards for the Treatment of Historic Properties

A1 The Treatment of Historic Properties
www.nps.gov/tps/standards.htm

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each.

The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the National Historic Preservation Fund.

The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

The Guidelines are advisory, not regulatory.

A2 Selecting a Treatment
www.nps.gov/tps/standards/four-treatments.htm

Choosing an appropriate treatment for a historic building or landscape is critical.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. Historic buildings are used as an example below. The decision making process would be similar for other property types.

Relative importance in history. Is the building nationally significant? Is it a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

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Appendix A. Part 2. The Secretary of the Interior's Standards

Physical condition. What is the existing condition, or degree of material integrity, of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character. However, special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of each treatment to historic properties. These Guidelines are also available in PDF format and are sold in printed format.

The Guidelines for the Treatment of Cultural Landscapes apply the treatment standards to historic cultural landscapes.

B1 Standards for Preservation

preservation.htm

A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Appendix A. Part 2. The Secretary of the Interior's Standards

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation as a Treatment

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in PDF format.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

B2 Standards for Rehabilitation

rehabilitation.htm

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a Treatment

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Rehabilitation may be considered as a treatment.

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Appendix A. Part 2. The Secretary of the Interior's Standards

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in PDF format.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

B3 Standards for Restoration

www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm

A property will be used as it was historically or be given a new use which reflects the property's restoration period.

Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Designs that were never executed historically will not be constructed.

Restoration as a Treatment

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work, and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in PDF format.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

Appendix B. Information & Advice

Part 1. Arranged by Subject
[Section & Chapter noted]

National Park Service. National Register of Historic Places Program. **Glossary of National Register Terms**
www.nps.gov/history/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm

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National Park Service. **National Register of Historic Places Program** - About. NPS, 6/2011
www.cr.nps.gov/nr/about.htm

National Park Service. **Tax Incentives Program**
www.nps.gov/tps/tax-incentives.htm

SUSTAINABILITY & THE ENVIRONMENT

National Park Service. Technical Preservation Services. **Sustainability**
www.nps.gov/tps/sustainability.htm

National Park Service. Technical Preservation Services. **Energy Efficiency**
www.nps.gov/tps/sustainability/energy-efficiency.htm

National Park Service. Technical Preservation Services. **New Technologies**
www.nps.gov/tps/sustainability/new-technology.htm

National Park Service. Technical Preservation Services. **Case Studies**
www.nps.gov/tps/sustainability/case-studies.htm#fuller-paint

National Park Service. Technical Preservation Services. **Research**
www.nps.gov/tps/sustainability/research.htm

National Park Service. Technical Preservation Services. **Resources**
www.nps.gov/tps/sustainability/resources.htm

National Trust for Historic Preservation. **Weatherization**
http://www.preservationnation.org/information-center/sustainable-communities/buildings/weatherization/#.Ub9-G53nabg

National Trust for Historic Preservation. **Sustainability**
http://www.preservationnation.org/information-center/sustainable-communities/creating/#.Ub9-oZ3nabg
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ECONOMIC VITALITY & EMPLOYMENT

Advisory Council on Historic Preservation. **Economic Impact of Historic Preservation**
www.achp.gov/economicstudies.html

National Trust for Historic Preservation. **Community Revitalization**
http://www.preservationnation.org/issues/gulf-coast-recovery/community-revitalization-news.html#.Ub9_-p3nabg

INCENTIVES [SECTION 2]

National Park Service. Technical Preservation Services. **Incentives**
http://www.nps.gov/tps/tax-incentives.htm

HISTORIC PRESERVATION PRINCIPLES [SECTION 3]

National Park Service. Technical Preservation Services. **Online Training & Information**
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WINDOWS [CHAPTER 3]

Maintenance, Repair, Weatherization & Energy Efficiency

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Appendix B. Part 1. Arranged by Subject

ARCHITECTURAL DETAILS [CHAPTER 6]

One of the best sources for historic photographs is **Salt Lake County Records Management**, which maintains early tax photographs for thousands of buildings.
http://admin.slco.org/archives/

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Research
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http://heritage.utah.gov/history/clgs

Financial Assistance
http://heritage.utah.gov/history/tax-credits

Historic Preservation Contractor Directory
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Utah's Historic Architecture Guide

Preservation Organizations
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UTAH HERITAGE FOUNDATION
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Financial Assistance
www.utahheritagefoundation.com/preservation-resources/financial-resources

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Publications

Resources
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Preservation Briefs help historic building owners recognize and resolve common problems prior to work.

The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see Printed Publications.

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Appendix C. Glossary of Terms

See also "Utah's Historic Architecture" Glossary
http://utahhistory.solhost.com/#/files/00000001019953/view

Procedural Definitions

Certificate of Appropriateness A document issued by the Historic Landmark Commission (HLC) allowing an applicant or owner to proceed with a proposed alteration, demolition, or new construction in Locally-designated historic district or on property listed in the Salt Lake City Register of Cultural Resources, following a determination of the proposal's suitability according to applicable criteria.

Process The established procedures followed by the HLC, Salt Lake City Planning staff and other City departments. These procedures may be established by City ordinance, the Commission, or professional planning practice.

Public notice Notice provided to interested parties before a commission takes action.

Technical Definitions

Adaptive Use The reuse of a building or structure, usually for purposes different from the original use such as residence converted into offices.

Addition New construction added to an existing building or structure.

Alteration Work that affects the exterior appearance of a property.

Building A structure with a roof, intended for shelter or enclosure such as a dwelling or garage.

Character The qualities and attributes of a building, structure, site, street or district. Character may include individual structures or he relationship between structures.

Configuration The arrangement of elements and details on a building , structure or site which help to define its character.

Compatible In harmony with surroundings.

Context The setting in which a historic element, site, building, structure, street, or district exists.

Demolition Any act which destroys a structure, either partially or entirely.

Demolition by Neglect The destruction of a building or structure through abandonment or lack of maintenance.

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Appendix C. Glossary of Terms

Design Guidelines Criteria which provide direction to projects regarding design and help ensure that rehabilitation projects and new construction respect the character of designated buildings and districts.

Element A material part or detail of a site, building, structure, street, landscape or district.

Elevation Any one of the external vertical planes of a building. (or) An external vertical plane of a structure.

Fabric The physical material of a building, structure, site, or community conveying an interweaving of component parts.

Floor Area Ratio The relationship of the total floor area of a building to the land area of its site, as defined as a ratio in which the numerator is the floor area, and the denominator is the site area.

Historic District A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic Imitation New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Historic Landmark Commission The City's governmental entity responsible for administering the criteria set forth in this document and in the Salt Lake City Zoning Ordinance (Section 21A.34.020) as they apply to locally-designated landmark sites and historic districts.

Infill New construction in historic districts on vacant lots or to replace existing buildings.

Landmark Site Any site included on the Salt Lake City Register of Cultural Resources. Such sites are of exceptional importance to the City, State, region or nation and impart high artistic, historic and/or cultural values.

Landscape The totality of the natural, built or human-influenced habitat experienced at any one place. Dominant features may be topography, plant cover, buildings, or other structures and their patterns.

Maintain To keep in an existing state of preservation or repair.

Mothballing Implementing temporary measures to stabilize and protect a building from deterioration and vandalism.

New construction Construction which is characterized by the introduction of new elements, sites, buildings, structures or additions to existing buildings and structures in historic areas and districts.

Preservation Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Proportion Harmonious relation of parts to one another or to the whole.

Protection The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Appendix C. Glossary of Terms

Reconstruction The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

Rehabilitation The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Renovation The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration The act or process of returning a building's appearance to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use To use again. An element, detail, or structure might be reused in historic districts.

Rhythm Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Scale Proportional elements that demonstrate the size, materials, and style of buildings.

Setting The sum of attributes of a locality, neighborhood, or property that defines its character.

Significant Having particularly important associations within the contexts of architecture, history, and culture.

Stabilization The act or process of applying measures to reestablish a weather resistant enclosure and the structural stability of a deteriorated property while maintaining its present form.

Streetscape The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Style A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

Visual Continuity A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Architectural Terms

Alignment The arrangement of objects along a straight line.

Apron A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch A construction which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

Ashlar A square, hewn stone used in building. It also refers to a thick dressed, square stone used for facing brick walls, etc.

Attic The upper level of a building, not of full ceiling height, directly beneath the roof.

Balcony A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.

Baluster One of a series of short, vertical, often vase-shaped members, used to support a stair or porch handrail, forming a balustrade.

Balustrade An entire rail system with top rail and balusters.

Bargeboard A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond."

Bracket A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Came Metal struts supporting leaded glass.

Canopy A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Capital The head of a column or pilaster.

Carrara Glass Tinted glass widely used for storefront remodeling during the 1930s and 1940s. Carrara glass usually came in black, tan, or dark red colors.

Casement window A window with one or two sashes which are hinged at the sides and usually open outward.

Clapboards Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped gable A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Column A cylindrical or square vertical structural or ornamental member.

Common bond A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together.

Corbel In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable A secondary gable roof which meets the primary roof at right angles.

Dentils A row of small tooth-like blocks in a classical cornice.

Doric order A classical order with simple, unadorned capitals, and with no base.

Dormer window A window that projects from a roof.

Double-hung window A window with two sashes, one sliding vertically over the other.

Eave The edge of a roof that projects beyond the face of a wall.

EIFS Stands for "Exterior Insulating and Finish System." This is a process by which a styrene board is adhered to wall sheathing and an elastomeric, synthetic stucco is applied. At this writing EIFS is generally referred to as "dryvit," but this is a brand name.

Ell The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column A column that is in direct contact with a wall; at least half of the column extends beyond the plane of the wall to which it is attached.

Entablature A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Facade Any of the exterior faces of a building.

False Front A front wall which extends beyond the sidewalls of a building to create a more imposing facade.

Fanlight A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also a part of a classical entablature.

Fenestration The arrangement of windows and other exterior openings on a building.

Finial A projecting decorative element at the top of a roof turret or gable.

Fishscale shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

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Flemish bond A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation The lowest exposed portion of the building wall, which supports the structure above.

Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable The triangular section of a wall to carry a pitched roof.

Gable roof A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof A ridged roof with two slopes on either side.

Ghosts Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade or side elevation.

Guardrail A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hipped roof A roof with uniform slopes on all sides.

Hood molding A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order One of the five classical orders used to describe decorative scroll capitals.

Jack arch (see Flat arch)

Joist One of the horizontal wood beams that support the floors or ceilings of a house. They are set parallel to one another—usually from 1'0" to 2'0" apart—and span between supporting walls or larger wood beams.

Keystone The wedge-shaped top or center member of an arch.

Knee brace An oversize bracket supporting a cantilevered or projecting element.

Lancet Window A narrow, vertical window that ends in a point.

Lap Siding See clapboards.

Lintel The horizontal top member of a window, door, or other opening.

Lucfer glass A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.

Mansard roof A roof with a double slope on all sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry Work using brick, stone, concrete block, tile, adobe or similar materials.

Massing The three-dimensional form of a building.

Metal standing seam roof A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar A mixture of sand, lime, (and in more modern structures, cement), and water used as a binding agent in masonry construction.

Molding A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Mullion A heavy vertical divider between windows or doors.

Multi-light window A window sash composed of more than one pane of glass.

Muntin A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Oriel window A bay window which emerges above the ground floor level, generally supported by brackets or corbels.

Paired columns Two columns supported by one pier, as on a porch.

Palladian window A window with three openings, the central one arched and wider than the flanking ones.

Paneled door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet A low horizontal wall at the edge of a roof.

Pediment A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier A vertical structural element, square or rectangular in cross-section.

Pilaster A rectangular pillar attached, but projecting from a wall, resembling a classical column.

Pitch The degree of the slope of a roof.

Pony wall Low wall, between 24" to 36" high, that are used to enclose porches or balconies. Also known as "wing" walls.

Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement A strong, inflexible hydraulic cement used to bind mortar.

Post A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Pressed tin Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Pyramidal roof A roof with four identical sides rising to a central peak.

Quoins A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Rafter Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

Ridge The top horizontal member of a roof where the sloping surfaces meet.

Roof The top covering of a building. Following are some types:

- *Gable* roof has a pitched roof with ridge and vertical ends.
- *Hip* roof has sloped ends instead of vertical ends.
- *Shed* roof (lean-to) has one slope only and is built against a higher wall.
- *Clipped gable or hipped gable* is similar to gable but with the end clipped back.
- *Gambrel* roof is a variation of a gable roof, each side of which has a shallower slope above a steeper one.
- *Mansard* roof is a roof with a double slope; the lower slope is steeper than the upper.

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Appendix C. Glossary of Terms

Rusticated Roughening of stonework of concrete blocks to give greater articulation to each block.

Sash The moveable framework containing the glass in a window.

Segmental arch An arch whose profile or radius is less than a semicircle.

Semi-circular arch An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Shape The general outline of a building or its facade.

Sheathing An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)

Shed roof A gently-pitched, almost flat roof with only one slope.

Sidelight A vertical area of fixed glass on either side of a door or window.

Siding The exterior wall covering or sheathing of a structure.

Sill The bottom crosspiece of a window frame.

Soffit The underside of a structural part, as of a beam, arch, etc.

Spindles Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stile A vertical piece in a panel or frame, as of a door or window.

Stretcher bond A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.

Stucco An exterior wall covering that consists of lime, cement and sand, applied directly or over a wood or metal lath. It is usually applied in three coats.

Surround An encircling border or decorative frame, usually at windows or doors.

Swag Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Terra-cotta Decorative building material of baked clay. Terra-cotta was often glazed in various colors and textures. Terra-cotta was widely used for cornices, inset panels, and other decorative facade elements from ca. 1880 to 1930.

Transom A horizontal opening (or bar) over a door or window.

Trim The decorative framing of openings and other features on a facade.

Turret A small slender tower.

Veranda A covered porch or balcony on a building's exterior.

Vergeboard The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular A regional form or adaptation of an architectural style.

Wall dormer Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Window Parts The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions. For a diagram of window parts, see PART II 3 : 5.

Appendix VII

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C. HSR

Historic Structures Report
Block 407, Salt Lake City

September 1, 2022

Produced for the Division of Facilities Construction and Management, State of Utah

Produced by Kirk Huffaker Preservation Strategies

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See separate document for Appendix.

Block 407 Historic Structures Report

Salt Lake City, Utah

September 1, 2022

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Cover photo: Colorized photo of the Kearns Mansion, 1902. Credit: Utah State Historical Society.

Section I. Introduction and Background

Statement of Purpose

The Utah Department of Facilities Construction and Management (DFCM) requested that a master plan be created for the block on which stand two state-owned and DFCM-managed sites: the Kearns Mansion, which serves as the Utah Governor's Mansion, and the Glendinning House, which serves as offices of the Utah Department of Arts & Museums. This block is known historically as Block 407 within the Salt Lake City survey and plat system. To set the context for future decision-making as well as master plan creation, a Historic Structures Report (HSR) was requested.

The buildings on Block 407 are not merely old, they are all historically significant. All six are listed in the National Register of Historic Places either individual or as Contributing buildings to historic districts. Their significance is not a stand-alone product but one relative to each other within an urban setting of their block, within the larger context of their South Temple and Avenues neighborhoods, and Salt Lake City. Therefore, an HSR is entirely appropriate as a tool for managing understanding their past and assessing their future.

Historic Structures Reports have been utilized in the U.S. since 1935 were defined in standards and guidelines by the National Park Service (NPS) in the early 1980s. An HSR provides the necessary data for the ongoing care and curatorial management of a historic structure. The primary purpose of an HSR is to serve as a planning document before any major intervention in the fabric of a specific building or group of buildings is undertaken. Preparation of an HSR is typically done with a view toward preservation with goals to avoid costly and irreversible mistakes while making difficult decisions based on facts.

The working knowledge of specialists in many disciplines is required to care properly for a historic building and plan for its future. No two buildings are alike and have been subjected to their own conditions of time, weather, and human change. Therefore, this HSR has been tailored in both format and subject matter to the historic resources on Block 407 and the client's needs for information.

Previous Reports & Documentation

While no previous HSRs exist for buildings on Block 407, there has been a wealth of accumulated information on the Kearns Mansion, Kearns Carriage House, and Glendinning House over the years. DFCM has provided that information to the consultants for review and consideration. Data and information from projects earlier than the year 2000 was not provided or discovered through research and therefore is not provided in detail.

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Documentation of the Kearns Mansion and Carriage House is deep and largely publicly available across numerous archival repositories as well as newspaper accounts. Documentation of the history for the Glendinning House is less available with large gaps of knowledge. The Kearns Mansion and Carriage House, while individually listed in the National Register of Historic Places, it was done in 1970. It deserves a much more expansive documentation in a revised nomination that tells a more complete story and brings the site up to date. An individual listing for the Glendinning House, once slated for demolition, also deserves its own individual listing in the National Register.

Scope & Organization

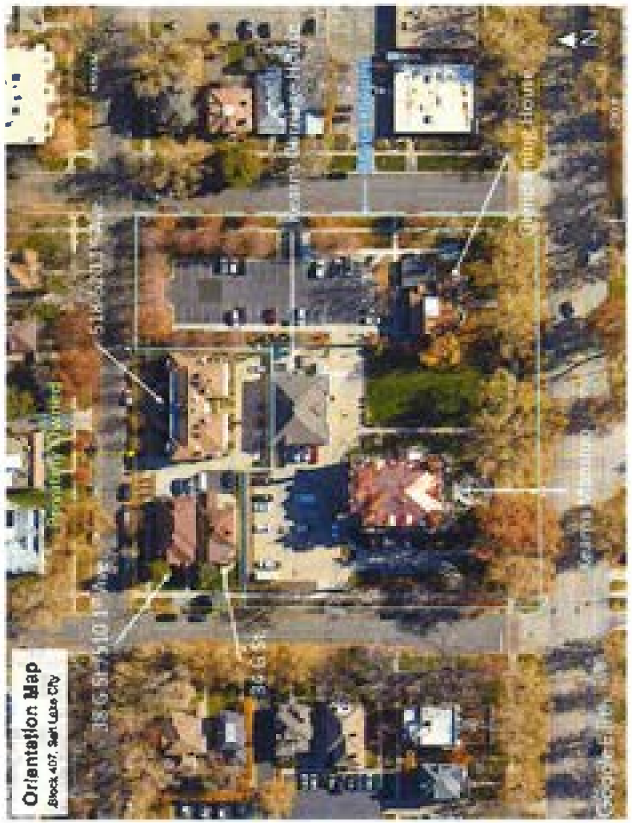
The consultant has chosen to produce this HSR with a standard organization structure that has been recommended by the NPS. The exception is that there are essentially three HSRs provided in one document. Due to the number of buildings on the block, their ownership, their individual histories, and the client's needs, it was most efficient to break down the block into three individual HSR groupings:

- Kearns Mansion and Carriage House,
- Glendinning House, and
- Privately-owned historic structures

Each has a site history, architectural data, evaluation, period of significance, documentation of historic significance, and integrity assessment. The interior and entire sites of the Kearns Mansion and Carriage House and Glendinning House were available to the consulting team and therefore include detailed information on architecture, civil engineering, electrical engineering, interiors and furnishings, mechanical engineering, and structural engineering. These two sites also include a management summary and sections on treatment and maintenance and future projects. The privately-owned historic structures do not include the same information due to limited access view from the public right-of-way provides. The scope did not include intensive interior or exterior sampling to confirm type of material, determine material condition, finish analysis, paint and stain color, or previous application processes.

Orientation to Block 407

Block 407 is a five-acre block east of downtown Salt Lake City that has developed much like the three urban residential neighborhoods that surround it: the Avenues, Central City, and South Temple. A sidewalk rings the entire block and mature and semi-mature trees are located within the park strip of every structure on the block. The north and northwest corner of the block includes three structures that are privately owned. This area reflects typical development patterns and architecture of the Avenues with buildings of the late Victorian and early Period Revival periods of architecture sited closely to each other. Setbacks are uniform with small front yards. Rear yards have been eliminated in favor of hard surface parking. The south area of the block reflects the historic development pattern of South Temple. As large structures with deep setbacks, generous open landscape within which the structure is placed, and topography that slopes to the south, the buildings on South Temple sit above the sidewalk and street, creating a grand presence. Many of the structures have, or originally had, carriage houses and carriage steps along the street. The east side of the block is currently dominated by a state-controlled asphalt parking lot.



Significance Summary

Today, Block 407 exists as a five-acre block defined by its adjacent cross-streets, park strips, sidewalks, and mature perimeter trees, and six historic structures and their placement on each lot. Block 407 is historically significant for its association with the its historical periods, as described in each Historical Period Narrative, under National Park Service (NPS) criteria A, B, and C. Historic significance, integrity, and current conditions of exterior and interior historic features and systems of the state-owned properties are discussed at length in the following sections. The historic significance and integrity of the privately-owned historic structures on the block are also discussed in the final section.

The Period of Significance for the Kearns Mansion and Carriage House is Kearns Family Period. Specifically, the relevant period of significance is 1899-1937, which should also be the period of interpretation. Based on the evaluation, significance, and integrity, as well as management goals, the recommended historic structure treatment approach for the Kearns Mansion is Preservation. Based on the evaluation, significance, and integrity, as well as the management goals for the state-owned properties, the recommended historic structure treatment approach for the Kearns Carriage House is Rehabilitation. The Rehabilitation approach would include preservation of the historic features that retain the most integrity, while allowing for adaptive use, removal of non-contributing features, and construction of historically sensitive additions if desired. Treatment recommendations are discussed under the Kearns Mansion & Carriage House section.

The Period of Significance for the Glendinning House is 1882-1962, which includes the Epley/Glendinning Family and Interim Residential periods. The Period of Significance is recommended to also be the period of interpretation. Based on the evaluation, significance, and integrity, as well as management goals, the recommended historic structure treatment approach for the Glendinning House is Rehabilitation. The Rehabilitation approach would include preservation of the historic features that retain the most integrity, while allowing for adaptive use, removal of non-contributing features, and construction of historically sensitive additions if desired. Treatment recommendations are discussed under the Glendinning House section.

There are numerous challenges to accomplishing preservation on Block 407. The challenges become more complex as they frequently overlap and solutions appear contradictory to each other. The importance of factoring in the recommendations and historic significance of the Kearns Mansion and Carriage House, Glendinning House, and the privately-owned historic structures to the Block 407 Master Plan will be critical for keeping a historic block that is stitched together through the urban fabric of three historic neighborhoods intact.

Section II. Kearns Mansion & Carriage House

Executive Summary

The Kearns Mansion and Carriage House are architecturally significant structures of the Chateauesque architectural style which were completed in 1902. They have historical significance for its association with Thomas Kearns, mining magnate and businessman, and meets Criterion B for the association with a person significant in our past. The site was individually listed in the National Register of Historic Places in 1970, one of the first two in the state. They are also Contributing resources within the South Temple National Register Historic District and Salt Lake City's South Temple Historic District under Criterion C: Architecture. Though the house is located in the local historic district, it is exempt from the city's ordinance and design review process by virtue of state ownership.

Though the Kearns Mansion and Carriage House have only had two owners over 120 years – the Kearns and the State of Utah – they have been through numerous transitions that changed its use. One constant has been the desire to steward the buildings and site with the care necessary to uphold the opulence of the original construction. The Kearns magnanimously gifted the site to the State of Utah in 1937. However, the state could not maintain the site at the time given the budget and expertise required and it declined. When the state built a new executive residence, the site was left to the Utah State Historical Society. The Society was able to repair and preserve piecemeal until the early 1970s when the national and local historic preservation movement provided greater funding for restoration and the public's sentiment for preserving increased. Governor Matheson and the state executed the first major restoration in the late 1970s, and after a fire in 1993, Governor Leavitt and the state executed the second major restoration.

A high degree of integrity is retained by the Kearns Mansion and Carriage House and is a credit to the State of Utah, DFCM, the Governor's Mansion Foundation, the Executive Residence Commission, and numerous First Families. While the Kearns Mansion has met the challenges of serving as part museum and part executive/family residence, there is a strong desire to expand both roles on Block 407 while meeting preservation standards.

The Period of Significance for the Kearns Mansion and Carriage House is 1899-1937. Thomas Kearns purchased the properties on Block 407 in 1899. The Kearns Mansion and Carriage House remained in family use and ownership until they were gifted to the State of Utah in 1937 for use as the Governor's Mansion. During the family's 38 years of ownership, the buildings and site were kept in excellent condition. The building is currently restored to and interpreted to 1919.

The recommended Treatment for the Kearns Mansion and Carriage House is Preservation. Preservation as a treatment is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses on ongoing maintenance and repair of historic materials and feature rather than extensive replacement and new construction. The carriage house has received more attention in the last 20 years with a strong start toward rehabilitation with a Preservation treatment.

Given the strong architectural significance, historical importance, current status of individual listing and Contributing status within the local and national South Temple Historic Districts, and high degree integrity, the continued Preservation treatment of the Kearns Mansion and Carriage House is strongly recommended.

Management Summary

This project was undertaken by the State of Utah DFCM, in an effort to document Block 407 as a cultural landscape resource to help inform decisions regarding the block. The following treatment and management recommendations for Block 407 are based on management goals and objectives identified during the completion of the Block 407 Master Plan by GSBS. The Treatment goals for Block 407 are as follows:

Entire Site (Block 407)

- Reduce on-site parking,
- Create efficient flow of traffic,
- Consider new and creative event parking solutions, e.g., agreements with parking lots within a two-block radius that are not used in off-hours,
- Provide covered parking for the First Family, and
- Consider improving irrigation to be more efficient both functionally and visually (Public Relations in a drought).

Kearns Mansion

- Relocate mansion administration office,
- Create quality office space for First Lady,
- Separate public vs. private areas,
- Move cars to the center of the site away from the edges or underground,
- Create private/screened outdoor space for the First Family including entertainment and exercise space,

- Consider a new ADA accessible route,

Carriage House

- Plan for adaptive use of the carriage house,
- Consider a new ADA accessible route, and
- Restore the existing historic elements for display e.g., grain chutes, carriage elevator, feed hoist, etc.

The Utah Governor's Mansion is first and foremost the Governor's family home. It is historically referred to as the Thomas Kearns Mansion and today as the Executive Residence. Due to its historic landmark status and state significance, every attempt is made to share the home with the public without interfering with the building's primary function as the chief executive's home.

There are two state policies that govern the use and management of the Governor's Mansion. Utah Code Annotated Section 67-1-8.1 is titled Executive Residence Commission and its implementation is overseen by the Department of Administrative Services. The commission was formed after the fire at the Governor's Mansion on December 15, 1993. The purpose was to oversee the restoration of the residence and act as an advisory board during that time. The commission was dissolved once the restoration was finished in August 1996. The board was reinstated in February 2011. Within the code, the legislature found and declared that the state property known as the Thomas Kearns Mansion is a recognized state landmark possessing historical and architectural qualities that should be preserved, and the Thomas Kearns Mansion was the first building listed on the National Register of Historic Places in the state. The Executive Residence Commission is charged with making recommendations to the State Building Board for the use, operation, maintenance, repair, rehabilitation, alteration, restoration, placement of art and monuments, or adaptive [sic] use of the executive residence.

Rule R23-31 of the Utah Administrative Code also pertains to the Executive Residence Commission. The last substantive change in the Rule was on October 27, 2021. In Section 2 of the Rule, it directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management (DFCM). Section 4 outlines the Preservation Zones of the Governor's Mansion as the following:

(1) Preservation Zone One

The following applies to Preservation Zone One:

(a) Zone One contains very important character-defining features, consisting of all floor, wall and ceiling finishes. All decorative elements and furnishings existing as of May 10, 2011 have been carefully researched and selected to reflect the historic significance of the Thomas Kearns Mansion. Zone One is described in Rule R23-31-5.

(b) Any changes to the decorative elements and furnishings in Zone One will need the review and recommendation of the Commission to DFCM. Approval may be given by DFCM after considering input from the Commission and the State Historic Preservation Officer.

(c) There must be compelling reasons presented to DFCM for changes to the decorative elements and furnishings in Zone One.

(d) Notwithstanding the above, and provided that the Zone One characteristics are not affected, it is recognized that the Thomas Kearns Mansion acts as the temporary home of the First Family. Placement of personal art and memorabilia is encouraged throughout the Thomas Kearns Mansion to personalize the spaces and allow the Thomas Kearns Mansion to provide a home life for the Governor and the Governor's family. The placement of said personal art and memorabilia shall be carefully considered to ensure that character-defining features are preserved.

(2) Preservation Zone Two

The following applies to Preservation Zone Two:

(a) The area described in Rule R23-31-5 as Zone Two has been previously altered, but contains some Zone One character-defining features, which features shall be considered part of Zone One. Examples of such features include: ceiling plasterwork, woodwork, certain wall locations, fireplaces, windows and window surrounds, original flooring, light fixtures and other character-defining features.

(b) Temporary furnishings may be altered without going through the Commission; but the Commission shall be made aware of any such alteration request in writing.

(c) Any changes to Zone Two may be done without any review or approval by the Commission or DFCM.

Section 5 provides specific descriptions of the Preservation Zones for purposes of this rule. They are codified as follows:

(1) Thomas Kearns Mansion Exterior:
   (a) All exterior surfaces are considered Preservation Zone One.
(2) Thomas Kearns Mansion Floor One (Main Level):
   (a) All areas on the main level are considered Preservation Zone One.
(3) Thomas Kearns Mansion Floor Two:
   (a) Main stairs and north stairs and well area are considered Preservation Zone One.

[redacted]

(4) Thomas Kearns Mansion Floor Three
    (a) All areas on level three are considered Preservation Zone One.
(5) Thomas Kearns Mansion Basement Level
    (a) All areas on basement level are considered Preservation Zone Two with the following exceptions which are Preservation Zone One:
        (i) All wood doors and historic wood partition
        (ii) Windows and window surrounds
(6) Carriage House Exterior
    (a) All exterior surfaces are considered Preservation Zone One
(7) Carriage House Interior
    (a) All interior areas are considered Preservation Zone One with the following exceptions which are Preservation Zone Two:

Preservation Zone One, commonly referred to as the public zone, includes all the areas the state business, events, and As currently codified and utilized, the Preservation Zones are working well with the exception of circulation between public and private areas with members of the public utilizing the north (rear) exterior door. It is critical that the zones continue to function for the users and owner and thus it is recommended that the zoning statute be reviewed every five years.

In order to respect and balance the multiple functions and purposes, use of the residence and grounds by the public are subject to the following guidelines, as compiled by Lynda Horne, Governor's Mansion Manager:

- Other than public tours, any event held at the mansion must be hosted by the governor or first spouse.
- All event reservations are contingent upon and subject to the governor and first spouse's schedules and must be arranged through their executive assistants. Groups should be prepared with alternative arrangements in the event a conflict arises and the event must be canceled.
- Set up for events is provided by DFCM. Any labor costs associated with setup and takedown shall be borne by the event requestor. If the event is a state function, DFCM bears the cost.
- Public use of the mansion and its grounds must be compatible with official state use guidelines for meetings and events and building use rules.
- The mansion is not available for commercial or private social organization purposes, movie-making, or media promotions.
- The mansion, or its grounds, may not be used for fundraising, other than for support of the mansion, grounds or furnishings.
- The building is limited to 200 people for an open house event, 130 people for a seated event with no tables in the ballroom, and 100 people for a seated dinner in the ballroom.
- The east lawn can accommodate up to 300 people.
- All guests are required to use the main staircase. The back staircase is reserved for the first family, and during events, for catering purposes.
- Whenever possible, catering and cleaning staff use the elevator.
- No open flame, flammable fluids, explosives, or weapons of any kind may be brought onto or used on the premises.
- Guests are asked to park and enter on the east side of the Governor's Mansion (located on H Street) and use the west doors of the building.
- Guests with physical disabilities may park in the north lot, if they alert security in advance. They also may use the west outside elevator to access the ground floor and the indoor elevator to reach other floors.
- The maximum weight limit of the elevator is 500 lbs.
- All names of caterers, florists, musicians and guests must be provided by the event requestor 48 hours prior to an event.
- Caterers must be selected from an approved list.
- Guests may be required to show proof of ID.
- The Utah Highway Patrol is responsible for providing security at the mansion. All costs associated with security are the responsibility of the parties requesting an event.

- Public tours are limited to Zone One (non-residential) public areas of the home. Tours are generally held on a monthly basis and are reserved through www.preservationutah.org.
- School tours may be arranged year-round.
- Tour groups are limited to 24 people.
- Docents are provided through Preservation Utah.

Site History

The purpose of the Site History section is to clearly establish historical periods for the subject sites of the HSR. Historical periods provide context for development of the site, redevelopment of the site, use and alterations, and past decision-making. Not all historical periods are periods of significance. Historical periods provide the information necessary that when combined with evaluation and analysis, one or more periods of significance can be determined.

The methodology to create the historical periods narrative was to undertake intensive research that included resources from DFCM, the LDS Church History Library and Archives, the Library of Congress, Marriott Library at the University of Utah, Newspapers.com, Preservation Utah, Salt Lake County Archives, the Salt Lake County Assessor, the Utah State Historic Preservation Office, Utah State Historical Society, and various other internet resources. From the research, a reasonable number of broad historical periods for each building or set of buildings was determined given major milestones or changes in property character or use. Not every historical period is a period of significance, but understanding the historical periods gives the insight needed to determine a period of significance, conduct an integrity assessment, and make treatment recommendations.

Historical Periods Narrative

The history of the Kearns Mansion and Carriage House divides into six temporal and thematic periods. These are based on a combination of broader social/historical movements and site-specific improvements that were made over time. The historical periods are as follows:

Pre-1847	Indigenous Period
1847-1899	Settlement and Neighborhood Development Period
1899-1937	Kearns Family Period
1937-1957	Governor's Mansion I Period
1957-1979	Utah State Historical Society Period
1980-2022	Governor's Mansion II Period

Indigenous Period, Pre-1847[1]

Block 407 is located in an area of the Salt Lake Valley now known as the Avenues neighborhood, which is situated in a crescent-shaped arc in the foothills of the Wasatch Mountains. This area exhibits a relatively steep slope climbing upwards from what is now South Temple Street to a flattened bench marking a former lakeshore of ancient Lake Bonneville and is bounded on the west by the chasm of City Creek Canyon and on the east by the drainages of Limekiln Gulch and Spring Gulch.

Prior to the arrival of Anglo settlers to the valley, this area was part of a contiguous landscape used by indigenous populations for millennia. Archaeological evidence suggests prehistoric peoples were living in the Salt Lake Valley by at least 7,500 BP (before present) if not earlier. While no archaeological sites dating this early have been found in the Avenues area, the lands of neighborhood would have been part of the broader hunting and gathering landscape used by these prehistoric groups. The closest archaeological site providing potential evidence of prehistoric uses of greater Avenues area is located approximately 1.2 miles to the west of Block 407 on South Temple. This site was found during roadway construction and proved to be an indigenous village dating between at least 1120 and 710 BP. The site is affiliated with a culture group commonly referred to as the Fremont. These semi-sedentary people are known for their reliance on horticulture (especially growing corn) as the basis of a diet supplemented by seasonal hunting and gathering. The location of the village site was along a former channel of City Creek, which would have provided much needed fresh water for the inhabitants. By contrast, the Avenues area proper does not possess any natural freshwater sources and would otherwise be naturally dry. Such conditions are more suitable for hunting and gathering than for long-term occupation.

Over time, and through a process or series of events still not fully understood by researchers, the Fremont people as a clear and distinct culture group disappear from the archaeological record by AD 300, and evidence of the ancestors (the Numic culture group) of modern indigenous peoples appears. It is unclear whether the Fremont voluntarily abandoned the area, were forced out by the Numic groups, or merged with the Numic groups.

Three modern-day tribes descended from the Numic populations of the pre-contact era are known to claim the Salt Lake Valley as part of their traditional territory: the Goshutes; the Northern Shoshone; and the Utes. While the hearts of their patrimonial lands were located outside the Salt Lake Valley, the valley served as a shared hunting and gathering area where the three groups appear to have co-existed in relative harmony.

Late in the 18th century Spanish, Mexican, French, and Anglo trappers and traders began traversing the Rocky Mountains, Great Basin, and Intermountain West aiming to grow a religious following, wealth, or both. The first documentation of Native American groups living within the future state of Utah was most notably provided by the expeditions of Juan Maria Antonio Rivera (1765) and Fray Francisco Atanasio Dominguez and Fray Silvestre Velez de Escalante (1776). (Begay 2003, 16)

Until 1821 when Mexico gained its independence from the Spanish Empire, Utah and the Salt Lake Valley remained the uncharted lands of New Spain. (Westwood 2021) The Northern Route of the Old Spanish Trail, which connected Santa Fe, New Mexico, to Los Angeles, California, passed through the areas of what today is Green River, Moab, Monticello, and the Sevier Valley before exiting the state south in the Cedar City region. This 1,100-mile trading route brought groups and desirable trade goods to Utah and to the Native Americans. (Begay 2003, 17)

As historian Brad Westwood states, "After the Mexican-American War, the Treaty of Guadalupe Hidalgo (1848) resulted in the transfer of what is now the American Southwest to the United States. As a result of this treaty, the Utah Territory became part of the nation's public domain. The settlement also stipulated that the United States was then considered responsible for resolving any Native American land rights and claims;" however, the Treaty of Guadalupe Hidalgo did not include any formal wording recognizing Native American ownership of Utah or the southwestern lands. (Westwood 2021) The Federal Government refused to recognize Native American sovereignty in 1862 with the passage of the Homestead Act, instead offering western lands to prospective settlers. Further, western colonizers chose to deny or ignore American Indian sovereignty or land claims.

Development of the Avenues area was rapid in the years following Anglo settlement as the pioneers altered the environment through clearing land and introducing crops, planting trees, building roads, and establishing homesteads. As a result, little of the landscape from the Indigenous Period remains at Block 407 and that which does is essentially limited to the sloping nature of the overall terrain on which the block is located and the lack of natural freshwater sources on-site. Today, Block 407 still occupies that portion of the broader area where the sloping foothills of the Wasatch Mountains meet the flat terrain of the Salt Lake Valley. Beyond this, the built environment of the Indigenous Period is now a thing of the past.

Settlement and Neighborhood Development Period, 1847-1899

[1] In November 2021, the Natural History Museum of Utah held a discussion with representatives of all Utah's Native American Tribes. In the process of reviewing the appropriateness of the current exhibits, the question of what word or words are preferred by the tribes to refer to them collectively. It was acknowledged that none of the current terminology is perfect, however, it was far preferred to be referred to as Indigenous. Given this stated preference, this document will use Indigenous Period as well as Indigenous peoples. Given the purpose of this cultural landscape report, the Paleo-Indian (Approx. 12,000-10,000 B.P.), Archaic (10,000-2,000 B.P.), and Formative or Fremont (2,000/1,700-800 B.P.) periods will not be included in the historical context.

The Avenues neighborhood was among the earliest areas of the Salt Lake Valley platted by the pioneer settlers from The Church of Jesus Christ of Latter-day Saints[2] following their arrival in the area. The settlers had entered the valley in July 1847 by way of Emigration Canyon—due east of the Avenues. They followed the road cut through the canyon by the Donner-Reed Party in 1846 then forged a new path at the mouth to avoid a steep hill. Pioneer journals reveal, "Their route followed Emigration Creek, which runs in a southwesterly course down to the valley floor in a deep ravine." (Dixon 2021) Documentation by LDS Church historians (see **Figure 2-1**) has shown that the pathways of emigrants in 1847 directly followed the creek on the south side before turning northwesterly toward what is now the downtown area of Salt Lake City and a short distance southwest of Block 407.

On August 2, 1847, Brigham Young wrote to Charles C. Rich, "We have commenced the survey of a city this morning." (Grunder and Cohen 2019) Orson Pratt, assisted by Henry Sherwood, was tasked with completing the survey. No permanent building would take place until the survey was complete. The initial survey was Plat A, which is located southwest of the Avenues. It consisted of 135-acre square blocks each ten acres in size. One block was designated for public buildings and the others were divided equally into eight 1.25-acre rectangular lots to accommodate a home and large garden. The design of the plat was based on the vision of LDS Church founder Joseph Smith's 1833 Plat of the City of Zion. Smith would not survive to reach the valley where his followers settled, but his grid-based city plan with wide streets, open squares, and agricultural belt was implemented shortly after the Pioneers arrived in the Salt Lake Valley.

[2] This is the proper and preferred name for the Church, but the Church's style guide accepts historical use of "Mormon Pioneers" in contexts such as this and abbreviation simply as "the Church." For brevity in this document, both will be used, as well as simply "Pioneers," (capitalized throughout as a proper noun), "Mormons," "LDS Church," and sometimes "members." No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

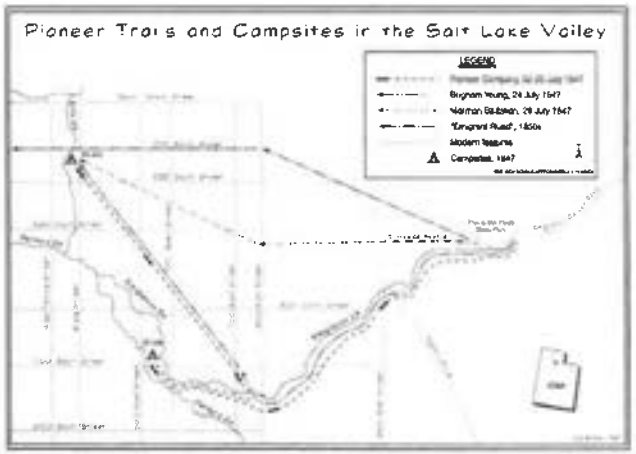


Figure 2-1. The earliest Mormon Pioneer companies stayed adjacent to Emigration Creek on the south side. Credit: Utah State Historical Society.

Platting of the Salt Lake City continued in sequence with Plat B being located immediately east of Plat A and having its northern boundary on the south side of what is now South Temple Street. Plat C was located

immediately west of Plat A, and Plat D (see **Figure 2-2**), which encompassed the southern portion of today's Avenues neighborhood, including Block 407, was platted immediately north of Plat B, on the north side of South Temple Street. While the exact dates that Plat D was surveyed are unclear, it is evident the survey occurred sometime during the early-1850s. This suggests that lands in the Avenues area remained substantially undeveloped during the first several years of settlement. Given the natural occurrence of steppe grasses in the area, it is extremely likely lands in the future Avenues neighborhood were used as communal grazing lands for livestock prior to the actual platting of the neighborhood.

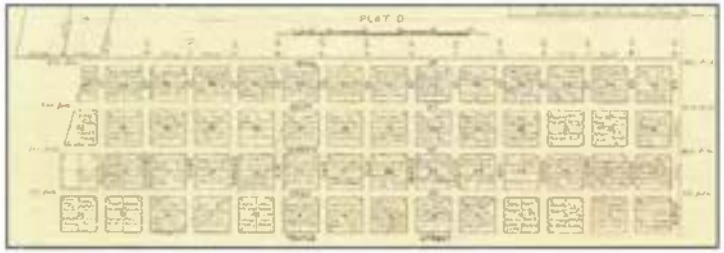


Figure 2-2. The original 56 blocks of Plat D. Credit: Nicholas G. Morgan, Sr.

By 1857, the survey Plat D was completed and filed by city and territorial surveyor Jesse Fox. It encompassed 56 blocks in the northeast quadrant of the city on the north slope known as the "dry bench." Much of this area was within the large estate of Brigham Young. The layout of Plat D marked the first deviation from the Plat of the City of Zion but was still laid out on a strict north-south/east-west grid. Blocks of Plat D were surveyed to be 20 rods square (2½ acres) with streets at five rods wide (82½ feet) and sidewalks at 10 feet wide. These all deviated from the Plat of the City of Zion standard of 40 rods square (10-acre blocks), eight rods (132 feet) wide streets, and 20-foot-wide sidewalks and took an act of the Territorial Legislature to clear the plat from violating state law for land surveys. The atypical configuration of Plat D was likely an adaptation to the relatively steep terrain and lack of easily available freshwater in the area. The lack of water in particular would have made subsistence gardening on these lands more than challenging and less productive. Thus, the decision to plat smaller lots while still maintaining square blocks may have been based on the expected lack of productivity from lands in the area. (Haglund and Notarianni 1980, 3)

The smaller blocks were divided into four lots and deeded by Brigham Young to their first owners, who were nearly all members of The Church of Jesus Christ of Latter-day Saints. This practice was the norm during the early years of settlement. All lands in the area were claimed under the ownership of the LDS Church, and, by default to its president, Brigham Young. While Young retained large tracts of land throughout the Salt Lake Valley and elsewhere for his own use, most of the last was eventually deeded to local ecclesiastical leaders in the church—referred to as bishops—who, in turn, deeded specific parcels to individual settlers or families. Records of these early transfers of ownership are scant. By 1871, individual titles began to be issued for parcels of land, and after Young's death in 1877, the Salt Lake County Recorder's office (or the predecessor thereof) began issuing titles and deeds for all ownership transfers in the area.

The lack of water challenged development of the original Plat D section of the Avenues until ditches could be constructed to carry water from surrounding sources into the area. The first such ditch to

be constructed was the 20th Ward Ditch, which diverted water from City Creek. The ditch entered the Avenues near 4th Avenue and B Street and carried water southeasterly to K Street and 1st Avenue. Smaller ditches extended off of the main ditch and carried water to individual lots below the grade of the main ditch. Block 407 would have been served by this ditch system, which would have allowed for the planting of new cultigens, including subsistence vegetable gardens and fruit trees as well as ornamental trees, flowers, and shrubs. Lots east of K Street initially received water from ditches dug from Red Butte Canyon, but when the U.S. Army established Camp Douglas (later designated Fort Douglas) at the mouth of the canyon in 1862, water from the canyon was diverted for use at the fort, which left lots in the eastern part of Plat D without water again. (Haglund and Notarianni 1980, 4) The lack of water in this area was not resolved until 1884, when the municipal government of Salt Lake City installed more than two miles of pipelines through the area to carry water from newly constructed reservoirs in City Creek Canyon to the parched lands.

Permanent construction in the Avenues neighborhood began with a scattering of homes in the 1850s following the completion of survey to plat the land but did not begin in earnest until water was available to the individual lots. The establishment of Butcherville in what is now the Federal Heights neighborhood abutting the Avenues on the east in around 1860 helped to spur development in the eastern part of the Avenues. Butcherville, so named because it contained livestock slaughter yards and a collection of butchers, and the eastern Avenues became home to a number of the butchers themselves as well as their laborers.

Many of the first buildings in the area were simple rectangular structures composed of adobe bricks made from naturally occurring clay in the area. A brickyard was established in the vicinity of 4th Avenue and V Street (now Virginia Street) at the east edge of the Avenues in the 1880s and supplied bricks for many of the buildings constructed in the Avenues in the years that followed. (Haglund and Notarianni 1980, 5) Because of the sloping terrain of the area, developing land in the Avenues frequently required changes to the topography on scales both large and small. For example, establishing the east-west streets required cutting "benches" into the terrain to achieve flat travel corridors. Additionally, the ability to construct a dwelling or other building on an individual lot was constrained by the ability to create a level surface or otherwise design a structure that could be built into the sloping terrain. This approach of terracing the land to accommodate construction is most evident on the upslope lots on any given east-west street. Here, retaining walls were built on some lots to create constructible areas. Other lots were simply terraced using naturally stable angles of repose for soil slopes. This altering of the terrain is also visible on Block 407, especially along the South Temple Street where a combination of shallow terraces hosting the sidewalk and the Kearns Mansion and Glendinning House are readily apparent.

At the outset, the streets of Plat D (i.e., the Avenues neighborhood) were not named as they are today. The north-south streets, which now have alphabetized names (e.g., A Street, B Street, etc.) were named for different tree species (e.g., Pine, Chestnut, Spruce, etc.) and the four east-west streets

were named Fruit Street, Garden Street, Bluff Street, and Wall Street from south to north. South Temple Street, the centerline of which formed the boundary between Plat D and Plat B, was simply named as Temple Street, though Sanborn fire insurance maps of the 1880s refer to it as Brigham Street. By 1885, the names of the east-west streets were changed to First, Second, Third, and Fourth streets, and the names of the north-south streets had been changed to their present alphabetical names. These changes were not officially ratified until 1907. (Haglund and Notarianni 1980, 3) Prior to changes to the street names, Block 407 occupied what was designated Block 7 of Plat D (see **Figure 2-3**). It was bordered on the north by Fruit Street (now 1st Avenue), on the east by Maple Street (now H Street), on the south by Temple Street (now South Temple), and on the west by Elm Street (now G Street). The first owners of Block 407 included:

- George Openshaw, NE¼ (Lot 4),
- George A Smith, Trustee for The Church of Jesus Christ of Latter-day Saints, NW¼ (Lot 3),
- Robert Crookston SW¼ (Lot 2),
- N.L. Christenson East ½ of SE¼ (Lot 1),
- M. Pedersen West ½ of SE¼ (Lot 1). (Morgan, Sr. and Ireland 1950 ca.)

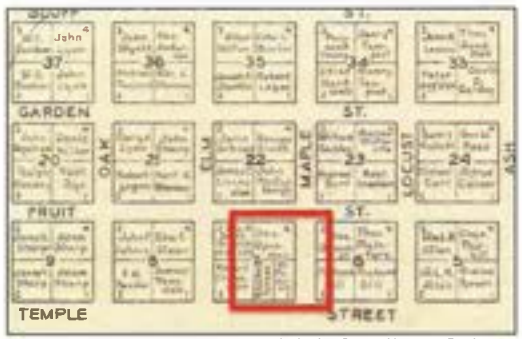


Figure 2-3 Excerpt from Plat D map showing Block 407. Credit: Nicholas G. Morgan, Sr.

For more than a decade after its founding, Salt Lake City was an LDS enclave with few "outsiders" living in the settlement. Since all land in the area was effectively owned by the LDS Church via Brigham Young, controlling who could develop the land was relatively easy, and the doling out of individual lots for homesteading could be directed toward LDS settlers only. Under this scenario, the earliest settlers of the Avenues Plat D area tended to be members of the LDS Church and lower- and middle-class laborers who wanted to be close to the core settlement area. This situation began

to change during the 1860s as a result of two major events—the discovery of rich mineral ore (e.g., silver, copper, etc.) in the mountains surrounding the Salt Lake Valley and the completion of the Transcontinental Railroad north of Salt Lake City. Both events spurred an immediate increase in the population of the area, first with businessmen, developers, and investors seeking to make their fortune through mining and then with laborers flocking to jobs in the mines and processing facilities. The completion of Transcontinental Railroad and a subsequent series of locally-owned rails that connected Salt Lake City to the national route meant the Utah settlement was no longer an isolated outpost along the westering emigrant trails. The city was now connected to national markets for goods produced there and to goods produced elsewhere. New settlers could now travel by train to the city and forgo the arduous cross-country trek endured by the original pioneers. All of this brought new wealth and a more diverse demographic to the city.

Figure 2-4. South Temple Street looking east-northeast from near southwest edge of the Avenues, ca. 1870-1890. Credit: Utah State Historical Society.

As wealth began to pour into the area, South Temple Street, which forms the southern boundary of Plat D and the Avenues neighborhood and along which Block 407 is located, began to transition into a grand boulevard from an otherwise typical city street. Sidewalks, first dirt and later concrete, were constructed along both sides of the street. (see **Figure 2-4**). Birdseye view images of Salt Lake City prepared in 1870 and 1875 provide a rare glimpse into the development of the Avenues neighborhood at this time. The 1870 image (see **Figure 2-5**) indicates that the street grid of the area had been expanded beyond today's 4th Avenue of the original Plat D to 7th Avenue but that the majority of buildings and most of the intentional landscaping was still limited to the area of the original plat. The image depicts seven buildings on Block 407. One each was on the northwest and northeast corners, four along South Temple, and one additional on the east facing side of Maple

Street (H Street). G Street is known as Elm Street and the east-west street is Fruit Street (First Avenue). (Koch and Chicago Lithographing Co. 1870) It is unclear if any of these structures are those represented on the earliest Sanborn map of the area, which was prepared in 1889, or if they had been replaced prior to the 1889 map. The 1875 birds eye view image of Salt Lake City provides only an oblique view of the Avenues neighborhood and South Temple Street. In this image, development in the area appears consistent with that visible in the 1870 image—most of the development was still south of 4th Avenue. The eight buildings on the block are in a similar arrangement as 1870 but with one additional building on Fruit Street (1st Avenue) between the houses on the corners, likely having most, if not all, of the lots having been developed.[3] (Glover and Strobridge & Co. Lith. 1875)

Figure 2-5. 1870 birds eye map view of Block 407 at center. Credit: Koch & Chicago Lithographing Co.

In 1872, the Salt Lake Railway Company began offering mule and horse-drawn carriage transportation within and between the Avenues and downtown. (Wikimedia LLC 2021) The earliest lines included First Avenue between State Street and V Street and South Temple from State Street to I Street.[4] (LeSieur 2012, 7) Installed first in 1872, the 20th Ward Ditch ran along Fourth Avenue bringing City Creek water into the neighborhood that was then distributed through a series of gravity-fed north-south ditches that ran to South Temple. Within two years, the laminated wood pipe system was failing. The city authorized replacement with cast iron. Installation began in 1876 and was the

[3] This was likely an adobe house at 524 1st Avenue

[4] The 1890 streetcar line continued by turning north on I Street for four blocks, then turning east on Third Avenue, then turning north again at V Street for one block, then turning east on Fourth Avenue for one block where it ended in the emerging new neighborhood in what was once Butchertvill.

first source-to-user system in the city, and was still in use as of 2009. (LeSieur 2012, 5; Hooton, Jr. 2009)

The homes of the Plat D section of the Avenues (i.e., the lower Avenues) north of South Temple were, generally, of a more modest form but still home to more white-collar workers than laborers. Between 1878 and 1884, Brigham Street was renamed as South Temple Street, though many locals continued to use the name through the early 1900s. By 1885, the street names in Plat D were changed to have the north-south streets be A through V, and the east-west avenues be First through Fourth. As major infrastructure projects in 1876 and 1884 brought City Creek water into Plat D, development progressed up the "dry bench" slope requiring additions to the original plat. Reflecting the new street names, the Avenues as a way to refer to Plat D grew in common usage through the late 1800s and was cemented as the neighborhood's name by the early 1900s.

For more than 30 years, Block 407 continued to retain its original survey characteristics that date back to the original Plat D of 1857, with only the NE¼ Block 7 Plat D, owned by George Openshaw in 1879, experiencing further subdivision (see Figure 2-6). Three of lots occupied the eastern two-thirds of the property, and each hosted a one-story brick home—all of which appear to be variations of Victorian-era forms—facing east toward H Street. The dwelling in the central parcel was under construction at the time the map was prepared. Small wood-frame outbuildings were present on the northern and southern lots. The fourth lot in the northeast corner of the block was a long, narrow parcel occupying the western third of the quadrant. This lot hosted a small, one-story adobe brick dwelling with a wood-frame rear addition or summer kitchen/sleeping porch.

The Epley/Glendinning House was among the total of nine dwellings on Block 407 in 1889. The narrow lot immediately west of the Epley/Glendinning property, which is shown in the 1879 plat map as being owned by N.L. Christenson, held a one-story brick home with a rear section constructed of adobe brick. The southwest lot, which was owned by Robert Crookston in 1879 and would be acquired by Thomas Kearns for his mansion in 20 years, held a small, two-story adobe brick dwelling with a pair of one-story ells and two small wood-frame outbuildings. The northwest lot, which was owned by George A. Smith (a Trustee of the LDS Church) in 1879, held three dwellings—a one-story brick home and a one-story adobe and frame home facing west toward G Street and a one-story brick dwelling facing north onto 1st Avenue.

What remained the same in 1889 was the NW¼ Block 7 Plat D (24 and 30 G Street and an unnumbered residence) and the SW¼ Block 7 Plat D (579 E. South Temple) remained 2½ acre lots. The SE¼ Block 7 Plat D remained in the original platted configuration of two north-south oriented lots. Four residences on the block were constructed of adobe. Other than the Epley/Glendinning House, no buildings from this time period remain on Block 407. (Sanborn Fire Insurance Co. 1889)

GSBS

The first electric trolleys began to run in the Avenues by 1890 with the South Temple line between downtown, Federal Heights, and the north end of the University of Utah. (Wikimedia LLC 2021; (LeSieur 2012, 7) By 1891, the house at 38 G Street, on the southeast corner of 1st Avenue and G Street, had finished construction and was occupied.[5]

By 1898, only one original 2½ acre block remained: the SW¼ Block 7 Plat D (579 E. South Temple) (see Figure 2-7). The NW¼ Block 7 had been formally subdivided within the last 10 years into four lots with a private alley. Three residences had been expanded and numerous new wood outbuildings were present, including a separate wood structure with bedrooms at 579 E. South Temple. The house on the northeast corner of the block is called out on the Sanborn map as having a hen yard. (Sanborn Fire Insurance Co. 1898)

[5] The original address of 38 G Street according to Sanborn maps was 48 G Street.

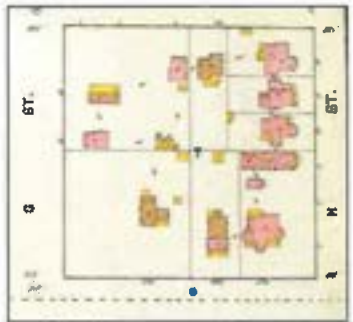


Figure 2-6. Excerpt from 1889 Sanborn fire insurance map. Credit: Sanborn Map Company

Figure 2-7. Excerpt from 1898 Sanborn fire insurance map. Credit: Sanborn Map Company

In addition to the changes on individual lots on Block 407, several changes occurred in the broader Avenues/South Temple area. Earlier municipal zoning rules that established criteria for developing lots in this area were abandoned in the 1890s and replaced with new ordinances that helped establish well defined sidewalks, park strips/planting areas, and curb-and-gutter. Such ordinances are responsible for the basic exterior infrastructure of Block 407 as it stands today.

Kearns Family Period, 1899-1937

As the new century approached and statehood recently obtained, construction was booming in Salt Lake City with much of that construction occurring in the Avenues and along South Temple.

Thomas Kearns, born in 1862, was a native of Canada who had ventured to the western U.S. during his youth. He arrived in Utah around 1883 at age 21 and began working for the Denver & Rio Grande Railroad. (Randall 1985) His work for the railroad was reportedly short-lived, and he soon relocated to nearby Park City to work in the mines as an ore hauler. In 1890 he married Jennie Judge in Salt Lake City. Around that same year, Kearns assembled a group of investor partners, including David Keith, and purchased the Silver King mine group (Randall 1985). This mining group quickly proved to be one of the most productive and lucrative in Utah and garnered Kearns a financial fortune within a few years. He would later expand his business ventures into the railroading, newspaper, and banking industries. He would also represent Utah in Congress as a Senator from 1901 to 1905.

Like many of Utah's mining magnates, Kearns was drawn to the South Temple corridor and its array of well-to-do residents and impressive homes. In 1899, Mr. and Mrs. Kearns purchased the lot on the southwest corner of Block 407 from Lillian Hook (*The Salt Lake Tribune* 1900a) and set about planning what would become their grand estate. Over the course of 1899 and into 1900, the couple acquired two additional adjoining lots for the purpose of expanding their property to accommodate their planned construction. One of the lots was located in the eastern third of the northwest quadrant of the block and contained a brick dwelling. This lot, as previously discussed, included a private alley that extended south from 1st Avenue. It had been owned by Edwin S. Marston but was reportedly occupied by tailor M.P. Wells at the time of its sale. (*Salt Lake Herald Republican* 1900) The purchase price for the 55-foot wide by 165-foot-long lot was $3,500. (*Salt Lake Herald Republican* 1900) The acquisition of this lot afforded Mr. and Mrs. Kearns a secondary access point to their property from 1st Avenue as well as additional space to construct their planned carriage house, though it appears they also had to purchase the lot occupying the western third of the northeast quadrant to ultimately accommodate their plans. The second adjoining lot acquired by the Kearns' around this time was the one located directly east of their primary parcel—the lot directly west of the Glendinning House and occupied at the time by a small brick and adobe dwelling. The acquisition of this lot allowed for two important factors that mark the spatial organization and uses of the property today: 1) setting the mansion further to the east from G Street than the typical setback of the time (this would factor into the addition of a porte cochère and semi-circular driveway west of the mansion), and 2) establishing the great lawn east of the mansion for use by the family and in group gatherings.

In total, Kearns acquired five primary residences and seven outbuildings – 579 E. South Temple, 609 E. South Temple, 24 G Street, 518 and 524 1st Avenue – and a private driveway. The Teasdale property on the southwest corner was cleared of its adobe house and two log cabins, as well as all the other existing buildings on the other lots. (Arrington & Swinton 1987, 10) Two of the houses were less than 10 years old.

Mr. and Mrs. Kearns hired architect Carl M. Neuhausen to design for them a 2½-story Chateauesque style central passage dwelling and carriage house. The estimated cost of construction in 1899 was $100,000. (*The Salt Lake Tribune* 1899) However, according to building permit data from 1900, cost for the 36-room stone residence was estimated to be $50,000. Neuhausen was born and educated in Germany and emigrated to the United States in 1886. He relocated to Salt Lake City in 1892 and went to work for noted architect Richard Kletting (who designed the Utah State Capitol building among other prominent works). (Brinckerhoff 1994) Neuhausen worked with Kletting until 1895 and then embarked on his own endeavors. The Kearns' commissioned Neuhausen to design their estate in the fashion of French chateaus for which the couple had an affinity. The ultimate plans developed by Neuhausen (see **Figure 2-8**) were reportedly "inspired by the very popular work of Richard Morris Hunt, architect for Cornelius Vanderbilt's homes in New Your City and Asheville, North Carolina." (Brinckerhoff 1994) Neuhausen was assisted by J.S. Birch who was said to be "one of the most scholarly and artistic designers in the West." (Arrington & Swinton 1987, 10) The design of the Kearns Mansion called for a roof covered in green glazed tiles, exterior walls of "white marble", and a foundation of granite. (Brinckerhoff 1994)

Figures 2-8 and 2-9. An 1899 rendering by architect Carl Neuhausen and the 1904 completed Kearns Mansion.
Credit: The Salt Lake Tribune and Utah State Historical Society.

The date that construction of the mansion commenced remains somewhat unclear. Granite for the foundation was secured from Big Cottonwood Canyon in September 1899 and was completed by winter, at which time work was ceased for the season. (*The Salt Lake Tribune* 1899a; Nielsen 2018a) The original design called for an exterior in marble with interior structural walls of brick. By November, Neuhausen was certain that the exterior marble Kearns would select would be from a quarry in Frisco. (*The Salt Lake Tribune* 1899b) They had also considered marble in the Beaver Lake District in the Milford area.[6] (*Salt Lake Telegram* 1902) However, for an unknown reason, the plan changed to limestone. The exterior oolite limestone was obtained from the Edward Lloyd Parry quarry in Manti Canyon in Sanpete County. (Nielsen 2018a; Arrington & Swinton 1987, 12) Parry served as stonemason for the project and George Curley supervised the stonework during construction. Parry was stonemason also for the Manti Temple and his quarry's stone was used for Hearst Castle in San Simeon, California. (Arrington & Swinton 1987, 12) Curley's other stone

[6] Both these sites are in Beaver County, Utah.

construction credits during 45 years as a mason included the Packard Library, Gould Union, Harriman Union Station, Keith-O'Brien Building, and residences for Keith, Woods, and Salisbury. (*Salt Lake Herald-Republican* 1910)

An article in *The Salt Lake Tribune* newspaper on January 1, 1900, stated that the building was "now in the course of construction." (*The Salt Lake Tribune* 1900b) while other sources indicate construction did not begin until the spring of 1900. (Brinckerhoff 1994)

Many just called it "The Castle." There were 32 rooms in all including bowling alley, ballroom, billiard room, two parlors, two dining rooms, three vaults. The basement rooms included laundry and ironing rooms, vegetable cellars, wine vault, boiler rooms, fuel rooms, cold storage, bedrooms with bathrooms for male servants, storerooms, and the bowling alley. The second floor was a master suite with dressing room connected, master bathroom, children's bathroom, and linen rooms. The third floor included a sewing room, fur closet, servants' chambers, additional bathrooms, and the billiards room and ballroom. (Arrington & Swinton 1987, 12-14) Ten original fireplaces[7] and nine turret corners helped give the house lavish elegance beyond any other mansion. (Lester 1979, 94) Adding to that elegance, Jennie Kearns shopped the European markets for art objects and selected furnishings. C.W. Benedict of Beattie Manufacturing Co. of St. Louis supervised the finishing of the interior. (Lester 1979, 92) The rest of the furniture, carpet fittings, interior decoration, and wood furnishings were all done by Beattie Manufacturing Co. (*The Intermountain Catholic* 1902) In addition to the oolite limestone on the exterior, the vestibule featured full marble walls of several different types, and doors of iron and bronze grillework. (Lester 1979, 92) In addition, Jennie Kearns placed Carrara marble statuettes that were purchased in Rome throughout the house in strategic locations as a sign of the Catholic religion devotion. (Arrington & Swinton 1987, 44)

[7] There are now nine fireplaces as the Moorish (Turkish) Parlor renovation in 1919 removed one fireplace.

Figure 2-10. The Grand Hall served as the front entry and Grand Staircase of the Kearns Mansion as it appeared in 1907. Credit: Utah State Historical Society

The floor of the Grand Hall is hand-chipped African and Roman (Italian) marble individually laid in mosaic pattern. The wainscoting, fireplace, cornice and columns are rare French Oak that is no longer harvestable. The oval glass in the ceiling was installed after the 1993 fire as a way to increase privacy and fire management. The front doors are built of wrought iron and have removable leaded glass for cleaning. The fireplace's carved head is that of the mythological God of the Sea, Neptune. The deep green marble tile on the face of the mantel is "Italian Verde" marble. Scenes from the Renaissance paintings "The Rape of Sabines" and Botticelli's "Graces" are carved into the two columns that support the archway leading to the second-floor stair and landing. Walls were finished originally in burlap with warm cherry red stenciling. The background was red with green scrolls. (Nielsen 2018a) At the center and top was a backlit illuminated dome.

The carpet on the Grand Staircase is a reproduction of an early 1900s Arts & Crafts pattern. The wood is French Oak that was originally crafted by European artisans on site, while the metal figure atop the newel posts are works of French Sculptor Louis Auguste Moreau,[8] purchased by Thomas

[8] http://www.artnet.com/artists/louis-auguste-moreau/

Kearns at the 1900 Paris Exposition. The material is pig metal which is 85% bronze and 15% zinc, which allowed greater flexibility for carving (see Figure 2-10). (Nielsen 2018a)

The French Drawing Room was located in the southwest of the first floor and was decorated in the popular Louis XVI style. As Kathy Nielsen stated, "This followed convention of parlors as "essentially feminine" rooms." It featured a corner tower, pocket doors, ivory-toned walls with portieres of pale blue. Portieres, or doorway curtains, came into vogue after 1870 and remained in use for the next half century. It was described in 1901 as "light and airy, full of life and color." (Nielsen 2018a)

Adjoining the French Drawing Room to the north was the Moorish (or Turkish) Parlor. This room was a social fad of the turn of the century, used as after-dinner coffee (Moorish or Turkish coffee) for the men. The 1901 article in *The Salt Lake Tribune* noted that the parlor had an "entirely different manner from the ordinary conception of a Turkish room, with no dark colors, but being light and graceful with the pendent cornice so often seen in the Alhambra." Woodwork was "finished in light green Arabesque" according to the article. (Nielsen 2018a; Lester 1979, 93)

In the southeast corner of the first floor, the Library features black-stained Flemish oak, a mantle that is richly carved and has red African marble and a red antique bronze frame and lining. These colors and the fresco-worked plaster-cast coved ceiling was meant to create a "masculine mood." (Nielsen 2018a) The wood features a tiger-grained oak. The room also has a set of pocket doors, which are located directly across the Grand Hall from those of the French Parlor.

North of Library is the Formal Dining Room. Wood in the Formal Dining Room is Honduran mahogany with a cherry wood finish. The wainscot panels were made of the "fiddle back" or crotch of the tree. Furniture is original to the Kearns Family and was created of the hardest wood obtainable at the time which came from the Ural Mountains of Russia. The chairs feature work by the Needlepoint Society of Utah with the state flower, the Sego Lily. Medieval Europe is captured through the use of a bronze chandelier, polished steel fireplace andirons and rotisserie, steel relief at back of fireplace of a gladiator riding his horse-drawn chariot, and coffered ceiling of Dutch metal (brass, copper, and zinc). The original tapestry hanging was hand-produced in Italy. The room as two sets of pocket doors from the Grand Hall and Library, which were originally hung with as a portiere with moire panels. (Nielsen 2018a; Lester 1979, 93)

The Family Dining Room features a built-in credenza, fireplace in quartersawn golden oak, and chandelier made from silver from Kearns' Silver King Mine in Park City. (Lester 1979, 93) Margaret Lester referred to the upper wall and ceiling decoration as "wedgwood-like frescoes" which may possibly be a Lincrusta-type border paper. Applied to walls and ceilings of the period, this embossed "leather-paper" called Lincrusta, Tynecastle, or Anaglypta, was meant to imitate stamped Spanish

leather of the 17th century. The room was also known as the Informal Dining Room, Breakfast Room, and Morning Room. (Nielsen 2018a)

The north hall was used as the servant's corridor. With a back stairway that ran from basement to attic, it connected all the utilitarian spaces of the house including the kitchen butler's pantry, laundry chute and laundry room, and dumb waiter (now the elevator). The walls in the hall are faux marble that is artistically painted. (Nielsen 2018a) The kitchen was replete with marble walls, quarried in Georgia[9], and included a callboard called the "annunciator" that was linked to others throughout the house. (Lester 1979, 93-94) However, even these rooms had fine craftsmanship such as oak cupboards and hex marble tiling in Wedgewood blue and white. The pantry radiator has a built-in warming oven and was used to keep a meal warm or dry wet mittens. (Nielsen 2018a)

Each room on the main floor had a different border for its hardwood floor and all doorknobs were emblazoned with the initials TK for THomas Kearns. (Nielsen 2018a)

Through the second-floor hallway you reach the parlor and library. They are reached through a marble loggia with ceramic tile floor in a Greek pattern. In the southeast corner is Jennie Kearns' bedroom which was originally decorated in light blue and cream canvas with a chandelier of Venetian blown glass. Thomas Kearns' bedroom was appointed in white mahogany, pale green canvas, and included a personal fireproof vault. The large bathroom suite was fully marble with one of the first high pressure shower units in the state. Two guest rooms along the west side were decorated in curly birch with cream-colored walls, and quartered sycamore with pale rose walls. Three children's bedrooms were also fashioned uniquely for each child. (Arrington & Swinton 1987, 23-24)

The third-floor ballroom had an adjoining billiards room that opened into the ballroom without obstruction. Wainscoting in the ballroom is English oak with upper walls originally covered in canvas decorated in old rose design. The room could be divided or opened for large events or use. Other rooms on the third floor included the sewing room, fur coat storage, and two bedrooms that shared a bathroom. The Kearns children used the ballroom for skating, riding tricycles, tag, and baseball with a sponge. None of the third-floor rooms have a fireplace. (Arrington & Swinton 1987, 24, 50; Nielsen 2018a)

The basement original had a bowling alley and barbershop, as well as quarters for the butler and gardener, a bathroom, store rooms, coal room, laundry room, and boiler room. Thomas Kearns converted a manservant's room to his den which adjoined a walk-in safe that he used as a wine cellar. (Nielsen 2018a)

[9] There is conflicting information in research that says this marble is from Frisco, Utah. The ceiling marble has been removed, relocated, and reused in the third-floor bathroom.

The carriage house was also constructed of oolite limestone in similar Chateauesque architectural style. The interior was furnished with individual horse stalls of two-inch thick wood planking and fine iron and brass grillwork around the top of the stalls. The upstairs layout included quarters for the caretaker and hay storage. The carriage elevator in the southwest corner was hand operated. When Kearns converted to automobiles in by 1926 the elaborate horse carriages were still kept on the second floor, which was one of the children's favorite places to play. Tom *Jr.* used the horse head over the main door for slingshot practice as a youth. (Nielsen 2018a)

Electricity made its debut in Salt Lake City in 1881 but due to irregularities and variation in generation, delivery, and equipment, as well as the great expense involved, most homes did not begin to possess electricity until after 1912. However, Kearns could afford the newest technology and had a Westinghouse electric light system and fixtures installed. (The Salt Lake Tribune 1902, 2) Light bulbs could run as high as $40 ($1,100 in 2022) each to replace.

The carriage house was built concurrently with the mansion (see **Figure 2-11**). The building is 1½ stories in height with an exterior also of oolitic limestone and similar Chateauesque architectural details. The horse's head sculpture over the front bay doors provides a clear signal of the building's original use. The first floor was designed for elaborate horse stalls and area to hitch and unhitch buggies and a tack room. The stalls were constructed of two-inch planking, tongue and groove, and fine iron and brass grillework around the top of the stalls. The second floor was split between three areas: grain and hay storage above the stalls, buggy storage, and a caretaker's apartment and bathroom. A hand-operated elevator in the southwest corner hoisted buggies up and down for storage and use. (Arrington & Swinton 1987, 14-15)

The bulk of construction on the estate took place in 1900 and 1901 and by May 1902 and site clean-up had begun. (*The Salt Lake Tribune* 1902) Final cost was given as approximately $350,000 ($250,000 for the buildings and $100,000 for the interior) (Brinckerhoff 1994). While the house was completed by mid-summer, the family did not move in until the fall as Jennie and the children were in Switzerland and Thomas was traveling on business.

Once Kearns had completed his projects and the new residence at 30 G Street[10] was built, the composition of Block 407 was remarkably consistent for over 40 years. (Sanborn Fire Insurance Co. 1911, 1926, 1950, 1958, 1963)

The Kearns used their house as any other homeowners would but had their own routines and norms. Only on very important occasions was the front door ever used. When a party was held, guests arrived at the carriage entrance door on the west side of the house. Otherwise, nearly everyone used

[10] The King House was purchased by the State of Utah in 1981 in order to provide additional protection to the governor and his family living in the Kearns Mansion. It was mainly used for storage for 30 years until demolition in 2008 in order to expand the secure parking lot.

the north (back) door. (Nielsen 2018a) The balcony was used for an orchestra during a fall party in 1904. In 1908, Kearns objected to his tax assessment of $113,510 and had it cut to $100,000. For many years, like in 1909, the Kearns' held a Christmas for the orphans where they distributed presents, sung Christmas songs, and served a dinner of 500 pounds of turkey and half a beef. However, by 1910, the *Utah Independent* had called the Kearns Mansion a "white elephant" and stated the family was spending most of its time in California. (*Utah Independent* 1910) The ballroom was used for play rehearsals for "The Big Idea" in 1923 for which their son Edmund Kearns served as assistant director. (*The Monthly Bulletin* 1923)

Figure 2-11. 1907 image of the Kearns Mansion and carriage house. Credit: Utah State Historical Society.

An unrelated event to Kearns but relevant to Block 407 was the demolition the original 30 G Street house between 1891-1911. The lot was subsequently subdivided and two new residences were constructed at 30 and 34 G Street. (Sanborn Fire Insurance Co. 1898, 1911)

Broader changes on and around Block 407 took place during the Kearns Family Period that influence the overall setting of the block today. For example, South Temple was an unpaved road with a center-running streetcar line with an electrical catenary at the time the Kearns Mansion was constructed. The road was a two-level feature with the elevation of the north half as much as two feet higher than that of the south half in some areas (see Figure 2-12).

Figure 2-12. 1905 image of South Temple near the Kearns Mansion. Note the narrow park strip prior to street completion. Credit: Utah State Historical Society.

The South Temple streetcar was upgraded and functioning by 1901. Known as Route 3 the streetcar connected downtown to Federal Heights which was beginning to develop. In 1902, the city began paving streets in the downtown area. In 1905, they turned their attention to South Temple. Over the next two years, the neighborhood's first sewer system was installed under the street and South Temple was paved in a combination of cobblestones and bricks: sections of intact cobblestone paving were found below modern-day asphalt when the road was reconstructed in 2002. (Hooton, Jr. 2009)

Thomas Kearns died October 18, 1918, from injuries sustained in an auto-pedestrian accident in downtown Salt Lake City. Kearns had been injured in late-September or early-October and suffered a stroke several days later. He passed away three days after the stroke at the age of 56. After Thomas Kearns' death, Jennie associated the house with sadness. So, while she retained ownership of the home for nearly two additional decades, Jennie spent most of her time in California with her daughter Helen. While she was out of state, the family continued to employ a full staff in the house who continued maintenance, security, and preparation for occasional special events. These events led Jennie Kearns to the decision to offer the property to the State of Utah in 1937 for use as the Governor's executive residence. In addition to the buildings, they donated some of the original furniture, which survives in the building to this day. (Arrington & Swinton 1987, 52)

The Kearns Carriage House was labeled as an automobile garage in 1926 indicating the possibility that the Kearns' no longer utilized horses and buggies. (Sanborn Fire Insurance Co. 1926) Despite the change to automobiles, the carriage house did not experience major alterations. By 1930, the

South Temple route streetcar was removed and replaced with one of the first gas bus modes of transit in Salt Lake County. (*Streetcar Maps* 2022)

Despite monetary reform and the establishment of the Federal Reserve System following the first worldwide financial crisis in 1907, many Utah businessmen were bankrupted and others curbed their investing. Again in 1914, a new financial crisis that suspended Wall Street trade led to rising inflation, a fall in business activity, and a decline in employment. Many Utahns were struggling financially and turned to boardinghouses in order to have basic shelter. (Oliver 2017)

Prior to the 1920s, South Temple had been zoned as a single-family residential neighborhood with large lots. The last house to be constructed on South Temple was by Francis J. Hagenbarth in 1915.[11] Over the next 15 years, seven new apartment buildings and two new fraternal organization headquarters were constructed on South Temple. Between 1925-1945, 20% of houses west of 700 East had been converted to apartments. Given that the city council was already granting variances for these and other commercial uses and that commercialization pressure was only increasing, the city revised the zoning to allow for commercial development in 1935. The caché of the South Temple name as the most prominent location for the wealthy to reside was in steep decline.

The one major interior alteration by the Kearns family was the remodeling of the Moorish Parlor and adjoining French Drawing Room. In 1919, the wall between the two was removed to create one large room with new finishes and decor that was more austere. (Lester 1979, 93)

As the Kearns family had relocated semi-permanently to Reno, Nevada, and later to Burlingame, California, Jennie Kearns asked the state if they would be open to receiving the Kearns Mansion as a gift to be utilized as the Governor's executive residence. The state jumped at the chance with the Utah State Legislature speeding a bill through the 1937 session to unanimously accept the gift. (*Salt Lake Telegram* 1937)

The Kearns property, and the rest of the block for that matter, appears to have changed very little between Thomas Kearns' death (1918) and the deeding of the property to the State (1937). In fact, the Sanborn map depiction of the block in 1950 is almost identical to that shown in the 1911 map.

Governor's Mansion I Period, 1937-1956

The Utah State Legislature quickly acted upon the gift offer by Jennie Kearns to accept it on February 24, 1937.[12] Value of the property at that time was $231,000.[13] The full gift included the grounds, mansion, carriage house, and Kearns Terrace No 2. (Arrington & Swinton 1987, 67) Following donation to the state to be used as the Governor's home, the 1937 Utah State Legislature appropriated $50,000 for operation and maintenance of the building and site annually. (*Deseret News* 1937) Architect Walter E. Ware supervised structural modifications and upgrades to the electrical, heating, and plumbing systems. Florence Ware, an artist and decorator and Ware's daughter, was hired to oversee the interior renovation. She purchased original artwork by prominent Utah artists as well as new furniture, kitchen appliances, oriental rugs, and ivory-colored drapes. (Nielsen 2018a) Local suppliers were utilized for some of the renovations included Salt Lake Glass and Paint for paint and wall coverings, Dinwoodeys for the furniture, and Felt Electric for lighting. Work however did not begin until February 1938 but was completed by August that same year. (Arrington & Swinton 1987, 68-69)

Henry H. and Minnie Blood was the first governor to live in the Kearns Mansion. (Lester 1979, 97) The second residents were Herbert B. and Florence Maw while the third was J. Bracken and Margaret Lee. With few state funds available following the Great Depression, through World War II and then economic recovery, no major changes were made in the physical structure of the building. However, the Kearns Mansion became a popular setting for the social scene. The Maw's started a new tradition of hosting a New Year's Day reception at the Kearns Mansion. Their first large event was the Women's Democratic Club Tea in June 1939, to which 1,000 people reportedly attended. (*The Salt Lake Tribune* 1939) And by 1947, the New Year's Day reception was hosting 2,500. While they operated the house rather conservatively, they did open it to many groups for events including the Federation of Women's Clubs, Ladies' Literary Club and sorority mother's clubs. (Arrington & Swinton 1987, 72)

The 1935 zoning change allowed for new construction of retail businesses, drug stores, bank and office buildings, barber and beauty shops, theaters, restaurants, tearooms, and gas stations. (Oliver 2017) Following the end of World War II and over the next several decades, dozens of older residences including some larger mansions, were demolished to make way for these commercial facilities. (Harris and Roberts 1978). What resulted was the construction of medical clinics, multi-family housing, and office buildings. (Oliver 2017) Coupled with a declining public support for saving old places and embracing urban renewal and modernization, which was backed by millions of federal government incentives, the Kearns Mansion deteriorated. (Vieta 1980, 4)

Governor Herbert Maw (1941-1949) and First Lady Florence Maw hosted many events and dignitaries during his two terms that raised the profile for Utah. The National Governors Conference came to Utah in 1947 and were hosted with a reception at the Kearns Mansion. The Maws also hosted Bob Hope, Roddy McDowell, Lord and Lady Astor of England, and President Harry S. Truman several times. Their five children lived a "fairy tale" childhood at the Kearns Mansion, though daughter LaRue believed the daunting prospect of a date picking her up at the house was preventing boys from asking her out. The Maws welcomed many groups including many Democratic

[11] The Hagenbarth Mansion was at 260 E. South Temple and is currently the site of Larkin Mortuary.
[12] Utah was the second state in the U.S. to receive a gift of real estate to be used as a Governor's residence. The first was Maine.
[13] The value of this gift converted to 2022 levels is $4.6 million.

party functions, the Chamber of Commerce, programs for soldiers at Fort Douglas and Camp Kearns, an annual National Guard event, and many other community groups. There were no scheduled tours for the public. Instead, people just showed up whenever they wanted and the housekeeper would take them through. (Arrington & Swinton 1987, 77-78)

Figure 2-13. The Lee First Family enjoys bowling in the Kearns Mansion basement. The bowling alley no longer exists. Credit: Utah State Historical Society.

The Lee family resided in the Kearns Mansion between 1949 and 1957 (see **Figure 2-13**). However, Governor J. Bracken Lee only considered it "just a place to sleep," regularly putting in long days at the Utah State Capitol and functions. First Lady Margaret Lee managed the mansion's activities, which averaged 300 per year including tours, teas, luncheons, dinners, parties, dances, and receptions. She claimed that "the house is at its best for such state occasions," but that it was too much house for just regular living. The Lee's hosted President Herbert Hoover, silent film star Mary Pickford, as well as other dignitaries. Governor Lee, believing that the Governor was no better than anyone else, regularly left the doors open and people entered as if the home was theirs, unannounced. However, Lee's politics could be divisive. He did not believe in income taxes and fought paying them all the way to the Supreme Court. In response, "Pay up Brack! We have to" was painted in oil base paint on the Kearns Mansion steps. (Arrington & Swinton 1987, 80-82)

In 1951, Governor Lee, a staunch fiscal conservative, proposed in his third State of the State Address to turn the Kearns Mansion over to the State Board of Health for their administrative offices. In turn, the trade would provide funds to "lease a smaller and more comfortable home" for the Governor. After living in the Kearns Mansion for two years, Lee believed the house required extensive renovation inside and out and stated his preference not to spend more money on the property and had grown weary of people wandering in and out. (*Deseret News* 1951) While this proposal was not successful, no one denied that the Kearns Mansion was suffering from deferred maintenance (see **Figure 2-14**).

Figure 2-14. The Kearns Mansion at it appeared in 1954. Credit: Utah State Historical Society.

By 1954, these conditions led the Utah State Legislature and Governor Lee to seek establishment of a new executive residence. While they embraced modernity in design, it was to be understated and comfortable. With a donation of James A. Hogle of 2½ acres on Virginia Street at Fairfax Avenue near the top of Arlington Hills, the new residence was completed and Governor George Dewey Clyde and first lady Ora moved in during 1957.

Utah State Historical Society Period, 1957-1977

To backfill the vacancy at the former Kearns Mansion, the state decided that it should be the home of the Utah State Historical Society (USHS). Not all were pleased with the decision. The Women's Legislative Council opposed the plan and in a 1957 resolution called out a duplication of state expense to build a new residence that could never feasibly be "as imposing, beautiful and dignified, and which contributes equally to the prestige, honor and respect of the state." (Arrington & Swinton 1987, 88) Nevertheless, stewardship for the Mansion was placed in the hands of the Utah State Historical Society and served as their offices (see **Figure 2-15**). (Lester 1979, 97-98) In order to adapt its use to commercial, the backyard lawn was converted to parking. (Sanborn Fire Insurance Co. 1958)

Having moved out of cramped quarters at the Utah State Capitol, the Kearns Mansion was the first opportunity for the USHS to have physical identity as well as provide greater opportunity for collections acquisition and public research. (Arrington & Swinton 1987, 98) In the first 13 years of their tenancy, the USHS was also able to secure some upgrades for the mansion. These included an improved heating system and a new roof. However, the old electrical wiring and plumbing presented constant problems. (Vieta 1980, 4) Immediate changes however included the removal of the bowling alley and other basement spaces in order to accommodate archival and collections stacks (see **Figure 2-16**). While the first floor was left untouched, the second floor's décor and furnishings were sacrificed for conversion to offices. The ballroom was frequently used for lectures and artistic displays. School-children were regularly toured through the building for the first time and many receptions, including an annual Christmas open house, helped the public gain a greater appreciation for historic architecture. (Arrington & Swinton 1987, 98, 104)

In 1958, the state appropriated $15,000 for remodeling of the carriage house for use by the Utah Library Commission. (*Deseret News* 1958) They were previously housed in the northwest bedroom on the third floor with their materials in the basement. The horse stalls, water troughs, hay loft, and coachman's residence were removed. The hand-pulled elevator was retained and repaired, but the Kearns carriages loaned to the Sons of Utah Pioneers for exhibition at Pioneer Village.[14] The Associated Artists of Utah, whose President was Florence Ware, held regular exhibits in the ballroom and funded a new track lighting system with spotlights. (Arrington & Swinton 1987, 98-100, 104)

Dr. Everett Cooley was appointed as Director of the Utah State Historical Society in 1961 and within the first year was dealing with water damage to historic documents in the basement of the Utah State Capitol as well as an unprecedented influx of new historic documents to accession to the state's archival collection. (*The Salt Lake Tribune* 1962a) In order to handle these issues, Cooley proposed

[14] Pioneer Village was later moved to Lagoon Amusement Park. The Kearns carriages are now on display at This Is The Place Heritage Park.

building a new three level archives building on The Great Lawn of the Kearns Mansion. The Utah State Building Board approved the plan which was estimated to cost $232,270.[15] (*The Salt Lake Tribune* 1962b) Brittle, worn out asbestos shingles were the reason for water leaking into the top rooms of the Utah State Historical Society in 1964. It was repaired by Superior Roofing Co. for $8,000. (*Deseret News* 1964)

Figure 2-15. The Utah State Historical Society headquarters in the former Governor's Mansion in 1958
Credit: Utah State Historical Society

The Utah Art Institute had been founded as a state agency to promote the arts in 1899. However, it was Governor Calvin Rampton who appointed the first director, Wilburn West, in 1965. The name of the agency was also changed to the Utah State Division of Fine Arts and found its first office space in the Kearns Carriage House shortly after West's appointment. (Utah Division of Arts & Museums 2018)

By the mid-1960s, South Temple's grandeur had been in decline for several decades and its mansions were either gaining new life with adaptive uses or being demolished. While the Cosgriff was demolished for the international headquarters of Steiner American Corp. and the Dern was demolished for Morcton Insurance, the Kearns Mansion and Wall Mansion, used then as LDS

[15] It is unknown why a new archives building was never constructed on the site.

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Business College, were models of historic preservation success. The Kearns Mansion and Carriage House was among the first two sites in the state to be listed on the National Register of Historic Places in 1970.[16]

Figure 2-16. Stacks for the Utah State Historical Society in the basement occupied the spaces where the laundry room and bowling alley had been located. Credit: Arrington & Swinton

In 1971, the USHS was able to secure a matching grant for nearly $50,000 from the National Park Service to begin interior restoration work. (*Deseret News* 1971) Three additional grants for the exterior followed, as well as one additional grant for the interior, and included at least $96,000 in state appropriations. (Vieta 1980, 4) However, the Board of Examiner's questioned whether it was worth the estimated $200,000 to restore the exterior stone. (*Deseret News* 1972)

John Carradine filmed his 414th movie at the Kearns Mansion in 1972 entitled "House of the Seven Corpses." (Hansen 1972) That same year, Utah Heritage Foundation began occupying space in the Kearns Mansion basement as the organization's first office. In February 1973, The Utah State

[16] The other site was the Beehive House, also on South Temple.

Historical Society began providing free guided tours for groups and later that year was open for drop-in tours during business hours daily. (*West Valley View; The Green Sheet* 1973; Schoenfeld 1973) During the state's first observation of Preservation Month, annually in May, the Kearns Mansion's ballroom was the setting for talks by architect Steven T. Baird on the Promised Valley Playhouse and ZCMI Cast Iron Façade, and a slide presentation by Glen M. Leonard on Utah: Then and Now. (*Salt Lake Times* 1973) Utah Heritage Foundation hosted the first South Temple historic walking tour on May 6, 1973 featuring 10 buildings including the Kearns Mansion. (Monson 1973) The Salt Lake City Commission adopted the state's first landmarks ordinance in 1976 for South Temple placing zoning restrictions on demolition and design review for new construction.

Governor's Mansion II Period, 1977-2022

When Democratic Governor Scott Matheson won the 1977 election, he proposed moving the Governor's residence from the Virginia Street Executive Residence back to the Kearns Mansion. The state had grown rapidly since Governor Lee left the Mansion in 1957. In a span of 20 years Utah's population surged from 826,000 to 1.32 million, a growth of 58%. (Digital Commons 2022) In its current state and condition, Matheson knew it could not meet the needs of his family, nor was it adequate for conducting business or entertaining and required complete restoration. (Arrington, L. & Swinton, H.,1987) First Lady, Norma Matheson, played a key role serving as ex-officio on the Executive Mansion Fine Arts Policy Commission. (Arrington, L. & Swinton, H 1987)

The Legislature voted in 1977 to restore the Mansion and once again use it as the Governor's official residence. (Lester 1979, 98) Governor and First Lady Matheson were the visionaries to consider finishing the restoration to make the Kearns Mansion the home of Utah Governors once again. In 1978, they started working with the Utah State Legislature and the Utah State Historical Society on plans.[17] The first restoration team was composed of the following:

- Dick Tholen, Utah State Building Board,
- Environmental Associates, architect, (also worked on Glendinning House)
- William Nelson, architectural consultant, (also worked on Glendinning House)
- Rocky Mountain Contractors, contractor,
- Philip Condra, stone mason,
- Bert Vieta and Thomas Frank, interior designers,
- Jim Wilhelmsen, Ralph Wilhelmsen, Joe Larsen, Jr., interior craftsmen. (Vieta 1980, 4; Parkinson 1980, 7)

[17] The Utah State Historical Society moved to the Crane Building and then to the Rio Grande Depot.

The Utah Chapter of the American Society of Interior Designers agreed to provide pro bono services to plan and supervise execution of the interior restoration. Each interior room was "sponsored" by a designer and personally decorated."* (Vieta 1980, 4)

In addition, plans were vetted by a number of interested parties, including the Utah State Historical Society and the National Park Service's Heritage Conservation and Recreation Service. Friends of the Governor's Mansion were formed to provide direct nonprofit support. Governor Matheson appointed a new committee to serve as trustees of the mansion, which became known as the Executive Mansion Fine Arts Policy Commission. (Vieta 1980, 4)

Funding the project was complex. The executive residence on Virginia Street was sold and proceeds funded repairs to the mechanical systems. Funds through the Utah State Building Board and the USHS were utilized but were limited to the proceeds from executive residence sale. Friends of the Kearns Mansion raised private funds for the effort. And Utah Heritage Foundation held several public fundraising events over the course of the project that completely funded the interior restoration. (Vieta 1980, 5) No other public funds went toward the rehabilitation project. (Nielsen 2018a)

On the exterior, Condra re-carved and replaced stones that had been completely eroded. He was able to obtain the oolite limestone from the same quarry in Sanpete County that the original stone came from, even though it was defunct at the time. It took over three years to complete the stone restoration. The interior required equal if not more attention as the exterior. (Vieta 1980, 4) Surfaces, from mosaic tile to hardwood to African and Italian marble, had rarely if ever been cleaned and many high relief plaster motifs had been painted. Skilled craftsmen from all over the U.S. were brought to Utah to pay careful attention to every characteristic and detail of their specialized material (see **Figures 2-17 and 2-18**). (Parkinson 1980, 6)

* The designers selected included Bert Vieta, Gayl Baddeley, William Fleming, R. Lee Last, Kareen Kinard, Norman Hughes, Merline Leaming, Orlan Owen, and JoAnn Wilson.

Figures 2-17 and 2-18. Skilled craftsmen from across the U.S. were employed in the Kearns Mansion restoration of the late 1970s. Credit: Arrington & Swinton.

The restoration's primary focus was on critically needed updates to the interior. However, one significant change requested by Governor Matheson was to make the Mansion ADA accessible by adding a wheelchair lift and porch to the porte cochère. Porch steps on the new structure were designed to have a gradual rise (Parkinson 1978). The Governor was a proponent for accessibility and received an award in March of 1982 for his many efforts (Shields 1982). The addition of the wheelchair lift necessitated moving the circulation path of the driveway so it passed in to the east of the new porch instead of underneath.

In January of 1980 the mansion restoration was complete and Governor Matheson and his family moved in. Public tours of the building were continued by the Mathesons. However, First Lady Norma Matheson grew weary of the tour buses that would drop off hundreds of people without notice. In response, she enlisted the assistance of Utah Heritage Foundation to coordinate public tours and provide trained docents. (Nielsen 2018a)

However, by April of 1982 "the need for greater security around the Governor and his family" was "a major concern of state public safety officials." (Jonsson 1982) In addition to threatening letters, people had been found "loitering in and near the building" (Jonsson 1982) and "transients sometimes slept under the pine trees in the front yard." (Arrington & Swinton 1987) In response, a security fence was proposed for the entire perimeter. Constructed in the midst of a "severe" recession with inflationary pressure and double-digit unemployment (Urquhart & Hewson 1983), the legislature approved a limited budget for the fence. (Jonsson 1982) The design was selected by the Executive Mansion Fine Arts Policy Board. (Jonsson 1982) When completed in August 1982, it was the first time in 44-year history of the Governor's Mansion that the property was completely secured from the public.
Between 1985 and 1993, the Bangerters arranged to have a separate private kitchen installed on the second floor. (Nielsen 2018a)

Governor Leavitt and his family had been in the Mansion for less than a year when the 1993 Christmas tree fire necessitated their move back to their personal home. (Forsberg 1995) Ultimately, the Governor and First Lady decided to live in their own home even after the restoration was completed in 1996, using the mansion until he left office in 2003 only for "official entertaining." (*The Salt Lake Tribune* 1996)

Figure 2-19. The 1993 Christmas fire at the Governor's Mansion led to the second major restoration project in the mid-1990s and improvements in the living quarters for the first family. Credit: The Salt Lake Tribune.

DFCM and other state agencies engaged in serious discussions after the fire concluding that enough of the Kearns Mansion's original materials remained to warrant restoration. The focus was to restore the building to its 1902 appearance and to keep as much of the historical interior materials as possible. Exceptions included the installation of a fire sprinkler system, new wiring and plumbing, new HVAC, a security system, and the building's first seismic upgrades. The family living quarters were redesigned to provide more security and privacy with fire exits added to the second and third floors. (Nielsen 2018a) It took nearly three years to restore the Kearns Mansion after the 1993 fire and cost about $7.8 million.
The 26-foot diameter dome over the stairwell has been an important focal point since its installation in 1902. The Baltimore firm of Hayles & Howe cast a replica of the original by creating molds based on historic photographs and drawings of the charred pieces, then making plaster casts of sections of the dome from the molds. After the new dome was assembled, Evergreene Painting Studios of New York City finished it in the brilliant golden hue and finished it with Dutch metal leafing. (Nielsen 2018a)

All interior surfaces had to be removed in order to clean soot and repair smoke damage. The plaster in the Informal Dining Room had to be cleaned in place since it was determined that it could not be replicated. All the interior walls were removed and rebuilt using the same lath and plaster techniques originally employed. Original Victorian-era colors were returned to the walls. Most of the stencils were damaged and had to be reproduced from historic photos. Glazes were used to brighten painted surfaces like the ballroom ceiling and to emphasize sculptural details in three-dimensional elements like the dome. (Nielsen 2018a)

Burned wood carvings were sent to Agrell and Thorpe, Ltd. in Sausalito, California. It was one of the largest wood carving projects in the world in the decade. Agrell and Thorpe's 12 craftspeople spent close to 20,000 hours re-creating the original carvings. They carefully examined burned pieces and exactly replicated each. (Nielsen 2018a)

The necessity of removing all the building's interior surfaces afforded an opportunity to upgrade the building's electrical, mechanical, and structural systems. New communications systems incorporating fiber optics were installed. Structurally, a horizontal truss system was constructed to extend the floors out to meet wall attachments. Exterior walls were anchored at each level and the roof structure was strengthened and attached to the walls. (Nielsen 2018a) Completion of the project included architectural and decorative finishes and new lighting throughout. Architect of record was MJSA of Salt Lake City.

The Kearns Mansion received a new copper roof in 1984. Design and specification were provided by DFCM.
A a full stone restoration was performed in 2000-2001 by Abstract Masonry Restoration and included the installation of a new medallion on the east façade to recognize the 2002 Winter Olympic Games in Salt Lake City. An HVAC upgrade was performed in 2006 by WHW Engineering with design and specification by DFCM. Decorative repainting was performed in 2011 but the contractor is unknown.

In 2001, the Kearns Carriage House received an extensive exterior restoration. Architect of record is MJSA of Salt Lake City. Limited civil, electrical, and mechanical upgrades were also included, as well as an upgraded restroom in the building. Further stabilization and improvements around the carriage house took place in 2010. Architect of record is MJSA of Salt Lake City. A hazardous materials abatement was executed at the carriage house in 2011 by Eagle Environmental. Between 2016-2017, further carriage house improvements were made including waterproofing of the north elevation by Patriot Construction, erection of a new fence by Paulsen Construction and timing controls by Wasatch Controls. Architect of record is MJSA of Salt Lake City.

Architectural Data

The purpose of the Architectural Data section is to provide a survey and analysis of the exterior conditions of buildings that are the subject of evaluation by the HSR, in this case the Kearns Mansion and Carriage House. Photographs physically document the conditions of the structures while narrative and tabular data compile further notes on the condition.

The architectural documentation, assessment, and evaluation were conducted and report prepared by Joel Adams and Travis Sheppard of GSBS Architects, Salt Lake City, between November 2021 – January 2022. For detailed information on the Architectural Data, refer to the Facilities Condition Assessment.

Civil Engineering

The purpose of the Civil Engineering section is to establish a baseline of current site conditions and locate utilities. The civil engineering survey helps assure that the environment around the Kearns Mansion and Carriage House site is safe, as efficiently used as possible, and isn't adversely affected by future alterations.

The civil engineering assessment was conducted and report prepared by Kirk Bagley of Bowen Collins & Assoc., Salt Lake City, between November 2021 – January 2022. For detailed information on Civil Engineering, refer to the Facilities Condition Assessment.

See Appendix II for full size versions of the Existing Site Plan and Existing Utility Plan.

Electrical Engineering

The purpose of the Electrical Engineering section is to determine the existing condition and functionality of both exterior and interior electrical connections and fixtures, in the areas of power, lighting, data, audio/video, and fire alarms. Ensuring safety is the number one priority of the electrical survey and assessment, but also takes the level of power required for current and futures uses into account.

The electrical engineering assessment was conducted and report prepared by Chris Kobayashi and David Hawkes of Spectrum Engineers, Salt Lake City, between November 2021 – January 2022. For detailed information on Electrical Engineering, refer to the Facilities Condition Assessment.

Interiors and Furnishings

The purpose of the Interiors and Furnishings section is to provide a survey and analysis of the interior conditions of buildings that are the subject of evaluation by the HSR, in this case the Kearns Mansion and Carriage House. Photographs document the conditions of the interiors and furnishings while narrative and tabular data compile further notes on the conditions.

The interiors and furnishings assessment were conducted and report prepared by Stephanie DeMott of GSBS Architects, Salt Lake City, between November 2021-January 2022. For detailed information on Interiors and Furnishings, refer to the Facilities Condition Assessment.

Mechanical Engineering

The purpose of the Mechanical Engineering section is to determine the condition and level of efficiency and effectiveness of buildings systems that include HVAC and plumbing, both to and within the buildings. These systems have significance health and welfare impacts and as such, are essential to creating and maintain a safe residential, work, and public facility.

The mechanical engineering assessment was conducted and report prepared by Win Packer, P.E. LEED AP, of WHW Engineering, Salt Lake City, between November 2021 – February 2022. For detailed information on Mechanical Engineering, refer to the Facilities Condition Assessment.

Structural Engineering

The purpose of the Structural Engineering section is to provide information relative to the structural composition, general condition, and stability of the structures. Salt Lake City is located in the Intermountain Seismic Belt's Wasatch Fault Zone, and as such, an evaluation for possible hazards in an earthquake is warranted. All buildings evaluated as part of the Block 407 HSR are of masonry construction and therefore require special attention to how they could best be retrofitted for greater safety without damaging historic character.

The structural engineering assessment was conducted and report prepared by Oliver Burt of Reaveley Engineering, Salt Lake City, between November 2021 – February 2022. For detailed information on Structural Engineering, refer to the Facilities Condition Assessment.

Evaluation & Treatment

Evaluation – Period of Significance

The Site History above provides a thorough documentation of the history of the Kearns Mansion and Carriage House and their evolution. The Site History chapter establishes the following chronological periods to organize and frame that history:

Pre-1847	Indigenous Period
1847-1899	Settlement and Neighborhood Development Period
1899-1937	Kearns Family Period
1937-1957	Governor's Mansion I Period
1957-1979	Utah State Historical Society Period
1980-2022	Governor's Mansion II Period

Within and among these periods, the periods most relevant to the Kearns Mansion and Carriage House as they remain today is the Kearns Family Period. Specifically, the relevant period of significance is 1899-1937, which should also be the period of interpretation. Thomas Kearns purchased the properties on Block 407 in 1899. The Kearns Mansion and Carriage House remained in family use and ownership until they were gifted to the State of Utah in 1937 for use as the Governor's Mansion. During the family's 38 years of ownership, the buildings and site were kept in excellent condition.

Documentation of Historical Significance

Federal statute at 36 CFR 60.4 sets forth specific thresholds cultural resources must meet to be considered eligible for listing on the National Register. To be eligible for or listed on the National Register, a resource must meet one or more of the following criteria and must retain sufficient integrity (discussed later in this section) to convey the historical associations, architectural or engineering principles, or cultural/scientific information on which the relevant criterion or criteria are based:

Criteria A: Be associated with events that have made a significant contribution to the broad patterns of our history,
Criteria B: Be associated with the lives of persons significant in our past,
Criteria C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, and/or

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Criteria D: Has yielded, or may be likely to yield information important in prehistory or history.

These criteria are often used at the state level, including in Utah, to evaluate cultural resources, designate those considered historically significant, and apply state and federal regulations regarding additional opportunities and considerations that must be afforded to resources meeting one or more of the criteria (i.e., those resources determined eligible for listing on, or actually listed on, the National Register).

At the time of this writing, the entirety of Block 407 is encompassed by a pair of National Register historic districts—the South Temple Historic District and the Avenues Historic District – with a third historic district just south, Central City. The South Temple Historic District encompasses the southern half of the block, including the Kearns Mansion and Carriage House and the Glendinning House. The Avenues Historic District encompasses the north half of the block and all three privately owned structures. All of the historic buildings on the block have been determined through previous evaluations to contribute to the historic districts under Criterion C for their architectural merit. The Kearns Mansion is also listed individually (as of 1970) on the National Register under Criteria B and C. Analysis and evaluation of the three privately owned structures on the block has been limited to what is seen from the public right-of-way.

In addition to being listed on the National Register, the properties of Block 407 are included on the local, Salt Lake City, historic landmarks register. Specifically, the Avenues and South Temple historic districts also are designated as local historic districts under the same criteria and for the same reasons as they are listed on the National Register. As local historic districts, these areas, and the properties within them, are subject to the *Salt Lake City Community Preservation Plan* (adopted October 23, 2012) and the Salt Lake City Section 21A.34.020 Historic Preservation Overlay ordinances, which establish design guidelines for new structures and alterations of existing ones, demolition parameters, and landscape design directives, among other protocols, intended to maintain the historical character of the districts.

Comparative Photographs

The following Kearns Mansion photographs show two major exterior alterations and one major interior alteration over time. While other interior modifications to the original floor plan have been made, they were either in private spaces (Second floor and Basement) or of more minor nature.

Exterior - Kearns Mansion Roof

1904

1918

ca. 1980

2022

57

Exterior - Kearns Mansion West Entrance

1904

1958

58

2022

Interior - Kearns Mansion Turkish/Moorish Parlor and French Parlor Conversion to Single Drawing Room

1907

1907

1938

The Kearns Mansion Carriage House photographs show that the exterior has been consistently maintained in nearly original condition since its construction in 1902. A major exterior restoration and seismic retrofit was completed in 2010. The interior floor plan, while still reflective of the original openness on both floors, has been altered in order to facilitate a security suite, secure communications equipment, and a restroom. Therefore, there is not a large degree of visual change seen in the following comparative photos.

Exterior - Main Façade

1907

1956

2022

Interior - First Floor

1907

2022

Interior - Second Floor

1907

2022

Integrity Assessment

Cultural resources that are considered significant under one or more of the criteria of the National Register can only be considered eligible for or listed on the Register if they retain sufficient integrity of those characteristics important to conveying the association(s) with events, patterns of history, or people; reflecting the type, style, manner of construction, or artistic value they are purported to represent; or allowing for the extraction of meaningful and scientifically valid information through detailed investigation, such as archaeological data recovery.

National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* states that "Integrity is the ability of a property to convey its significance… Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant." The seven aspects of integrity included in the National Register criteria are location, design, setting, materials, workmanship, feeling, and association.

The overall condition of the Kearns Mansion and Kearns Carriage House is Good. The discussion below defines each of the elements of integrity and assesses the integrity of the Kearns Mansion and the Carriage House as individual structures.

Location: This element of location is defined as the place where the building was constructed or the where the historic event occurred. The Kearns Mansion and Carriage House retain integrity of location because the building remains in its original locations. None of the major extant historical features have been relocated.

Design: The element of design is defined as the combination of elements that create the form, plan, space, structure, and style of a building. Each individual property on the block is part of a communal whole of design elements on Block 407. Communal features include the perimeter sidewalks, park strips, and utilities such as the steel lattice poles along South Temple. It also includes the overall spatial organization of the block, with its massing of buildings and structures. Individual elements of design are found on a property-by-property basis and include the spatial relationships of the historical buildings to other features on their respective parcels. The Kearns Mansion and Kearns Carriage House both retain integrity of design through their form, scale, mass, and setback. In addition, it maintains its historic fenestration pattern and orientation. Some of the Kearns Mansion elements that were lost or obscured in the 1950s-1970s renovations and the 1993 fire were restored during rehabilitations in 1978-1980 and 1993-1996, respectively.

Very few changes to the original floor plan have been made in Preservation Zone One, or, the public areas. The major changes include the removal of the wall between the Turkish/Moorish Parlor and French Parlor that created one large Drawing Room, the removal of an accordion-type folding door in the Ballroom to divide the southeast portion of the room (labeled as Athletics on the original drawings), and the conversion of a bedroom (labeled Chamber on the original drawings) into a modern restroom on the east side of the third floor. Dates for both of the third-floor alterations are unknown.

Setting: This element of setting is defined as the physical environment of a historic property. The Kearns Mansion and Carriage House both retain integrity of setting from the period of significance.

Materials: This element of materials is defined as the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the historic property. The Kearns Mansion and Carriage House both retain integrity of materials used in their original construction with a high level of restoration, rehabilitation, and preservation for the last 52 years, which is the period since the state has designated the property on the National Register of Historic Places and started receiving funds for technically-appropriate conservation. Over that time period, few non-historical materials have been introduced.

Workmanship: The element of workmanship is defined as the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Overall Block 407 retains integrity of workmanship, however, when viewed by individual property the level of integrity varies, though the Kearns Mansion and Carriage House retain integrity of their workmanship.

Feeling: The element of feeling is defined as a historic property's expression of the aesthetic or historic sense of a particular period of time. The Kearns Mansion and Carriage House retain integrity of feeling from the period of significance in terms of their context, design, and use.

Association: The element of association is defined as the direct link between the important historic event or person and a historic property. Block 407 and the Kearns Mansion and Carriage House both retain integrity of association with the historical themes of mining, politics, community planning, Thomas Kearns, and French Chateauesque architecture in Utah under Criterion A, B and C (see page 509 for criterion definitions).

Treatment

Per the National Park Service's Preservation Brief 36, "Treatment may be defined as work carried out to achieve a historic preservation goal—it cannot be considered in a vacuum. There are many practical and philosophical factors that may influence the selection of a treatment for a landscape. These include the relative historic value of the property, the level of historic documentation, existing physical conditions, its historic significance and integrity, historic and proposed use (e.g., educational, interpretive, passive, active public, institutional or private), long-and short-term objectives, operational and code requirements (e.g., accessibility, fire, security) and costs for anticipated capital improvement, staffing and maintenance."[19]

The treatment plan for Block 407 that follows below outlines the overall historic preservation approach and is based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The treatment is prescribed based on the historical significance of a resource combined with its integrity, and it also factors in the proposed use of the resource moving forward. The treatment recommendations for the Kearns Mansion and Carriage House focus on a narrower time frame within the overall historical period. The Kearns Family Period (1899-1937) is used within as the period for interpretation. Combined with the treatment plan, the management recommendations provide a framework for addressing the repair and replacement of historic materials while also considering issues related to alterations, new additions, and ongoing maintenance.

The overarching treatment recommendation for the Kearns Mansion and Carriage House is Preservation. This treatment will allow for preservation of contributing historic resources as well as the alteration of non-contributing characteristics to accommodate changes to the buildings and site. Treatment guidelines and recommendations were developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (1995)*.

The primary treatment recommendation for **the Kearns Mansion** is **Preservation** including preservation of contributing buildings, their individual contributing features, and continued stewardship of the buildings and their setting. Preservation as a treatment is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses on ongoing maintenance and repair of historic materials and feature rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

[19] National Park Service. 2021. *NPS Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*. U.S. Department of the Interior, National Park Service, Washington, D.C. Access online August 2021 at: https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm

The primary treatment recommendation for the **Kearns Carriage House** is **Rehabilitation** including preservation of contributing buildings, their individual contributing features, and continued stewardship of the buildings and their setting. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The following details ten guidelines within the Secretary of the Interior's Standards for Preservation and Rehabilitation:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Section III. Epley/Glendinning House

Executive Summary

The Epley/Glendinning House is an architecturally significant structure of Eclectic Victorian architectural style that was constructed in 1882. It has historical importance for its association with former Salt Lake City Mayor James Glendinning and as the 40-year headquarters of the Utah Division of Arts & Museums. The house is a Contributing structure within the South Temple National Register Historic District and Salt Lake City's South Temple Historic District under Criterion C: Architecture. Though the house is located in the local historic district, it is exempt from the city's ordinance and design review process by virtue of state ownership.

The Epley/Glendinning House went through a six-decades long period of constant owner and renter transition during its residential period. However, few major negative alterations were made to the property during this time. The early 1960s commercialization of the house to become a dental clinic led to insensitive alterations, some of which continue to exist to the present time, as well as demolition of the carriage house, and nearly sent the property into such decline as to lead to demolition and replacement with an apartment tower. The state's purchase of the property in 1975 turned the tide for the property, beginning the current long and successful period of preservation for the Epley/Glendinning House.

A high degree of integrity remains in the Epley/Glendinning House and is a credit to the State of Utah, DFCM, and the Division in consistent improvement in the approach to preservation projects to perform rehabilitation according to current preservation standards. Spaces within the house for offices, and a gallery, and its overall size have made it the "perfect home for the arts."

The Period of Significance for the Epley/Glendinning House is 1882-1962. It was in 1882 that William Epley completed construction of the house. It remained in residential use and without significant renovation until 1962. The house was then substantially altered, converted to commercial use, and the carriage house demolished for a parking lot.

The recommended treatment for the Epley/Glendinning House is Preservation. Preservation as a treatment is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work generally focuses on ongoing maintenance and repair of historic materials and feature rather than extensive replacement and new construction.

Given the strong architectural significance, historical importance, current status of Contributing to the local and national South Temple Historic Districts, and high degree integrity; the continued preservation of the Epley/Glendinning House is strongly recommended.

Management Summary

This project was undertaken by the State of Utah DFCM in an effort to document Block 407 as a historic resource to help inform decisions regarding the block. The following treatment and management recommendations for Block 407 are based on management goals and objectives identified during the completion of the Block 407 Master Plan by GSBS. The Treatment goals for Block 407 are as follows:

Entire Site (Block 407)

- Reduce on-site parking,
- Create efficient flow of traffic,
- Consider new and creative event parking solutions, e.g., agreements with parking lots within a two-block radius that are not used in off-hours, and
- Consider improving irrigation to be more efficient both functionally and visually (Public Relations in a drought…).

Kearns Mansion and Carriage House

- Provide covered parking for the First Family.

Glendinning House

- Address the inappropriate addition through removal or redesign,
- Address other exterior alterations that are inappropriate, and
- Address how the front door is the back door.

The Glendinning House[20] is the primary office of the Utah Division of Arts & Museums. As such it has space for the Director, Assistant Director, Administrative Assistant, Program Support Specialist, Field Services Manager, Community Programs Manager, Communications & Literary Arts Manager, Arts Education Manager, Arts Education Coordinator, Museums Field Services Team, Visual Arts Team, Community & Grants Team, as well as rotating space for employees that primarily telework or work from the Art Haus or Chase Home Museum. The Director and Program Managers regularly host meetings with external colleagues at the Glendinning House on a regular basis.

For over 40 years the Glendinning House has been branded as the home of Utah Arts & Museums (formerly Utah Arts Council). Located on Historic South Temple in the state's capital city, which is also the state's cultural core, the Glendinning House is the perfect home for Utah Arts & Museums. It is a benefit to the museums we support that Utah Arts & Museums is a statewide agency actively

[20] For ease of reference throughout the remaining document, the Epley/Glendinning House will be simply referred to as the Glendinning House.

supports historic preservation and is located in a historic building. The Glendinning House is unique in that the building itself is a work of art and not just an office building. The Glendinning House represents the creative aspirations of all Utahns. It is a jewel box on South Temple; maintaining the historic nature of one of Salt Lake City's most recognized historic blocks.

The building also houses the "Alice Gallery", named after Alice Merrill Horne, who created our agency through legislation in 1899. The Alice Gallery houses exhibitions by Utah-based artists and displays works from the State of Utah Alice Merrill Horne Art Collection. Current artist's work displayed in the gallery is available for purchase. The gallery is open to the public during regular business hours. The public spaces also include a conference room (equipped with a monitor and Click Share system). Additionally, the public halls and spaces highlight works from the Alice Merrill Horne Art Collection. The Glendinning House is not available to the public to rent for special events. The exterior prominently displays a site-specific sculpture by Odgen artist, Heath Satow. The 2018 tree arboretum in the front of the building is used by staff and visitors wishing to sit and chat.

On October 19, 2018, The Utah Division of Arts & Museums celebrated 40 years in the historic Glendinning home. Colleagues and friends gathered in front of the house for the dedication of a red bud tree, along with a plaque bearing a message honoring the former director, Ruth Draper, for her foresight and dedication in saving the Glendinning House.

Programs that are managed from this facility include the following:

- Community Engagement
  - Alice Gallery
  - State of Utah Alice Merrill Horne Art Collection
  - Utah Poet Laureate
- Individual Artists & Student Programs
  - Competitions
    - Design Arts
    - Poetry Out Loud
    - Statewide Visual Arts Annual
  - Fellowships
    - Performing Arts fellowships
    - Visual Arts Fellowships
  - Individual Artists Scholarships
- Professional Development
  - Breaking Barriers Program
  - Change Leader Program
  - Utah Collections Preservation Initiative
  - StEPS-UT
  - Regional Heritage Stewardship Program
  - Workshops for Educators
  - Museum Social Impact Study
  - Museum Skills Labs
- Investment
  - General Operating Support Grants
  - Project Support Grants
  - Arts Learning Impact Projects
  - Folk Arts Apprenticeships
  - Museum Project Grant
  - Partnership Grant

Site History

The purpose of the Site History section is to clearly establish historical periods for the subject sites of the HSR. Historical periods provide context for development of the site, redevelopment of the site, use and alterations, and past decision-making. Not all historical periods are periods of significance. Historical periods provide the information necessary that when combined with evaluation and analysis, one or more periods of significance can be determined.

The methodology to create the historical periods narrative was to undertake intensive research that included resources from DFCM, the LDS Church History Library and Archives, the Library of Congress, Marriott Library at the University of Utah, Newspapers.com, Preservation Utah, Salt Lake County Archives, the Salt Lake County Assessor, the Utah State Historic Preservation Office, Utah State Historical Society, and various other internet resources. From the research, a reasonable number of broad historical periods for each building or set of buildings was determined given major milestones or changes in property character or use. Not every historical period is a period of significance, but understanding the historical periods gives the insight needed to determine a period of significance, conduct an integrity assessment, and make treatment recommendations.

Historical Periods Narrative

The history of the Glendinning House divides into six temporal and thematic periods. These are based on a combination of broader social/historical movements and site-specific improvements that were made over time. The historical periods are as follows:

Pre-1847	Indigenous Period
1847-1882	Settlement and Neighborhood Development Period
1882-1901	Epley/Glendinning Family Period
1901-1962	Interim Residential Period
1963-1975	Commercial Period
1975-2022	Utah Division of Fine Arts Period

Indigenous Period, Pre-1847[2]:

Block 407 is located in an area of the Salt Lake Valley now known as the Avenues neighborhood, which is situated in a crescent-shaped arc in the foothills of the Wasatch Mountains. This area exhibits a relatively steep slope climbing upwards from what is now South Temple Street to a flattened bench marking a former lakesbore of ancient Lake Bonneville and is bounded on the west by the chasm of City Creek Canyon and on the east by the drainages of Limekiln Gulch and Spring Gulch.

Prior to the arrival of Anglo settlers to the valley, this area was part of a contiguous landscape used by indigenous populations for millennia. Archaeological evidence suggests prehistoric peoples were living in the Salt Lake Valley by at least 7,500 BP (before present) if not earlier. While no archaeological sites dating this early have been found in the Avenues area, the lands of neighborhood would have been part of the broader hunting and gathering landscape used by these prehistoric groups. The closest archaeological site providing potential evidence of prehistoric uses of greater Avenues area is located approximately 1.2 miles to the west of Block 407 on South Temple. This site was found during roadway construction and proved to be an indigenous village dating between at least 1120 and 710 BP. The site is affiliated with a culture group commonly referred to as the Fremont. These semi-sedentary people are known for their reliance on horticulture (especially growing corn) as the basis of a diet supplemented by seasonal hunting and gathering. The location of the village site was along a former channel of City Creek, which would have provided much needed fresh water for the inhabitants. By contrast, the Avenues area proper does not possess any natural freshwater sources and would otherwise be naturally dry. Such conditions are more suitable for hunting and gathering than for long-term occupation.

Over time, and through a process or series of events still not fully understood by researchers, the Fremont people as a clear and distinct culture group disappear from the archaeological record by AD 300, and evidence of the ancestors (the Numic culture group) of modern indigenous peoples appears. It is unclear whether the Fremont voluntarily abandoned the area, were forced out by the Numic groups, or merged with the Numic groups.

Three modern-day tribes descended from the Numic populations of the pre-contact era are known to claim the Salt Lake Valley as part of their traditional territory: the Goshutes; the Northern Shoshone; and the Utes. While the hearts of their patrimonial lands were located outside the Salt Lake Valley,

[2] In November 2021, the Natural History Museum of Utah held a discussion with representatives of all Utah's Native American Tribes. In the process of reviewing the appropriateness of the current exhibits, the question of what word or words are preferred by the tribes to refer to them collectively. It was acknowledged that none of the current terminology is perfect, however, it was far preferred to be referred to as Indigenous. Given this stated preference, this document will use Indigenous Period as well as Indigenous peoples. Given the purpose of this cultural landscape report, the Paleo-Indian (Approx. 12,000-10,000 B.P.), Archaic (10,000-2,000 B.P.), and Formative or Fremont (2,000/1,700-800 B.P.) periods will not be included in the historical context.

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the valley served as a shared hunting and gathering area where the three groups appear to have co-existed in relative harmony.

Late in the 18th century Spanish, Mexican, French, and Anglo trappers and traders began traversing the Rocky Mountains, Great Basin, and Intermountain West aiming to grow a religious following, wealth, or both. The first documentation of Native American groups living within the future state of Utah was most notably provided by the expeditions of Juan Maria Antonio Rivera (1765) and Fray Francisco Atanasio Dominguez and Fray Silvestre Velez de Escalante (1776) (Begay 2003, 16).

Until 1821 when Mexico gained its independence from the Spanish Empire, Utah and the Salt Lake Valley remained the uncharted lands of New Spain (Westwood 2021). The Northern Route of the Old Spanish Trail, which connected Santa Fe, New Mexico, to Los Angeles, California, passed through the areas of what today is Green River, Moab, Monticello, and the Sevier Valley before exiting the state south in the Cedar City region. This 1,100-mile trading route brought groups and desirable trade goods to Utah and to the Native Americans (Begay 2003, 17).

As historian Brad Westwood states, "After the Mexican-American War, the Treaty of Guadalupe Hidalgo (1848) resulted in the transfer of what is now the American Southwest to the United States. As a result of this treaty, the Utah Territory became part of the nation's public domain. The settlement also stipulated that the United States was then considered responsible for resolving any Native American land rights and claims;" however, the Treaty of Guadalupe Hidalgo did not include any formal wording recognizing Native American ownership of Utah or the southwestern lands (Westwood 2021). The Federal Government refused to recognize Native American sovereignty in 1862 with the passage of the Homestead Act, instead offering western lands to prospective settlers. Further, western colonizers chose to deny or ignore American Indian sovereignty or land claims.

Development of the Avenues area was rapid in the years following Anglo settlement as the pioneers altered the environment through clearing land and introducing crops, planting trees, building roads, and establishing homesteads. As a result, little of the landscape from the Indigenous Period remains at Block 407 and that which does is essentially limited to the sloping nature of the overall terrain on which the block is located and the lack of natural freshwater sources on-site. Today, Block 407 still occupies that portion of the broader landscape where the sloping foothills of the Wasatch Mountains meet the flat terrain of the Salt Lake Valley. Beyond this, the landscape of the Indigenous Period is now a thing of the past.

Settlement and Neighborhood Development Period, 1847-1882

The Avenues neighborhood was among the earliest areas of the Salt Lake Valley platted by the pioneer settlers from The Church of Jesus Christ of Latter-day Saints[32] following their arrival in the area. The settlers had entered the valley in July 1847 by way of Emigration Canyon—due east of the Avenues. They followed the road cut through the canyon by the Donner-Reed Party in 1846 then forged a new path at the mouth to avoid a steep hill. Pioneer journals reveal, "Their route followed Emigration Creek, which runs in a southwesterly course down to the valley floor in a deep ravine" (Dixon 2021). Documentation by LDS Church historians (see **Figure 2-3**) has shown that the pathways of emigrants in 1847 directly followed the creek on the south side before turning northwesterly toward what is now the downtown area of Salt Lake City and a short distance southwest of Block 407.

On August 2, 1847, Brigham Young wrote to Charles C. Rich, "We have commenced the survey of a city this morning" (Grunder and Cohen 2019). Orson Pratt, assisted by Henry Sherwood, was tasked with completing the survey. No permanent building would take place until the survey was complete. The initial survey was Plat A, which is located southwest of the Avenues. It consisted of 135-acre square blocks each ten acres in size. One block was designated for public buildings and the others were divided equally into eight 1.25-acre rectangular lots to accommodate a home and large garden. The design of the plat was based on the vision of LDS Church founder Joseph Smith's 1833 Plat of the City of Zion. Smith would not survive to reach the valley where his followers settled, but his grid-based city plan with wide streets, open squares, and agricultural belt was implemented shortly after the Pioneers arrived in the Salt Lake Valley.

Platting of the Salt Lake City continued in sequence with Plat B being located immediately east of Plat A and having its northern boundary on the south side of what is now South Temple Street. Plat C was located immediately west of Plat A, and Plat D (see **Figure 3-1**), which encompassed the southern portion of today's Avenues neighborhood, including Block 407, was platted immediately north of Plat B, on the north side of South Temple Street. While the exact dates that Plat D was surveyed are unclear, it is evident the survey occurred sometime during the early-1850s. This suggests that lands in the Avenues area remained substantially undeveloped during the first several years of settlement. Given the natural occurrence of steppe grasses in the area, it is extremely likely lands in the future Avenues neighborhood were used as communal grazing lands for livestock prior to the actual platting of the neighborhood.

[32] This is the proper and preferred name for the Church, but the Church's style guide accepts historical use of "Mormon Pioneers" in contexts such as this and abbreviation simply as "the Church." For brevity in this document, both will be used, as well as simply "Pioneers," (capitalized throughout as a proper noun), "Mormons," "LDS Church," and sometimes "members." No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

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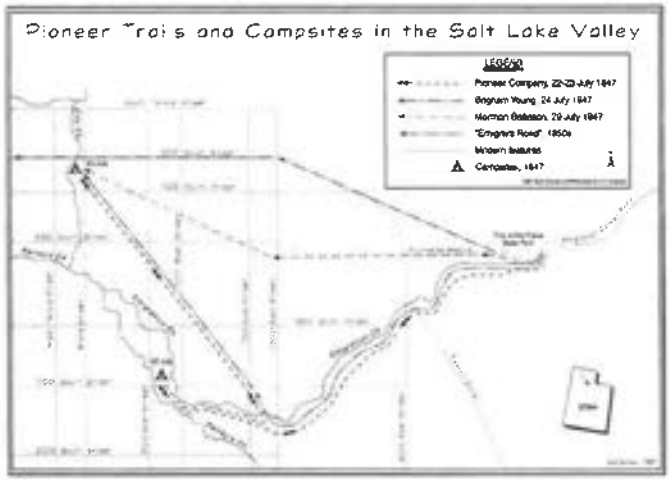


Figure 3-1. The earliest Mormon Pioneer companies stayed adjacent to Emigration Creek on the south side. Credit: Utah State Historical Society.

By 1857, the survey Plat D was completed and filed by city and territorial surveyor Jesse Fox (see **Figure 3-2**). It encompassed 56 blocks in the northeast quadrant of the city on the north slope known as the "dry bench." Much of this area was within the large estate of Brigham Young. The layout of Plat D marked the first deviation from the Plat of the City of Zion but was still laid out on a strict north-south/east-west grid. Blocks of Plat D were surveyed to be 20 rods square (2½ acres) with streets at five rods wide (82½ feet) and sidewalks at 10 feet wide. These all deviated from the Plat of the City of Zion standard of 40 rods square (10-acre blocks), eight rods (132 feet) wide streets, and 20-foot-wide sidewalks and took an act of the Territorial Legislature to clear the plat from violating state law for land surveys. The atypical configuration of Plat D was likely an adaptation to the relatively steep terrain and lack of easily available freshwater in the area. The lack of water in particular would have made subsistence gardening on these lands more than challenging and less productive. Thus, the decision to plat smaller lots while still maintaining square blocks may have been based on the expected lack of productivity from lands in the area. (Haglund and Notarianni 1980, 3).

The smaller blocks were divided into four lots and deeded by Brigham Young to their first owners, who were nearly all members of The Church of Jesus Christ of Latter-day Saints. This practice was the norm during the early years of settlement. All lands in the area were claimed under the ownership of the LDS Church, and, by default to its president, Brigham Young. While Young retained large tracts of land throughout the Salt Lake Valley and elsewhere for his own use, most of the last was eventually deeded to local ecclesiastical leaders in the church—referred to as bishops—who, in turn, deeded specific parcels to individual settlers or families. Records of these early transfers of ownership are scant. By 1871, individual titles began to be issued for parcels of land, and after Young's death in 1877, the Salt Lake County Recorder's office (or the predecessor thereof) began issuing titles and deeds for all ownership transfers in the area.

Figure 3-2. The original 56 blocks of Plat D. Credit: Nicholas G. Morgan, Sr.

The lack of water challenged development of the original Plat D section of the Avenues until ditches could be constructed to carry water from surrounding sources into the area. The first such ditch to be constructed was the 20th Ward Ditch, which diverted water from City Creek. The ditch entered the Avenues near 4th Avenue and B Street and carried water southeasterly to K Street and 1st Avenue. Smaller ditches extended off of the main ditch and carried water to individual lots below the grade of the main ditch. Block 407 would have been served by this ditch system, which would have allowed for the planting of new cultigens, including subsistence vegetable gardens and fruit trees as well as ornamental trees, flowers, and shrubs. Lots east of K Street initially received water from ditches dug from Red Butte Canyon, but when the U.S. Army established Camp Douglas (later designated Fort Douglas) at the mouth of the canyon in 1862, water from the canyon was diverted for use at the fort, which left lots in the eastern part of Plat D without water again (Haglund and Notarianni 1980, 4). The lack of water in this area was not resolved until 1884, when the municipal government of Salt Lake City installed more than two miles of pipelines through the area to carry water from newly constructed reservoirs in City Creek Canyon to the parched lands.

Permanent construction in the Avenues neighborhood began with a scattering of homes in the 1850s following the completion of survey to plat the land but did not begin in earnest until water was

available to the individual lots. The establishment of Butcherville in what is now the Federal Heights neighborhood abutting the Avenues on the east in around 1860 helped to spur development in the eastern part of the Avenues. Butcherville, so named because it contained livestock slaughter yards and a collection of butchers, and the eastern Avenues became home to a number of the butchers themselves as well as their laborers.

Many of the first buildings in the area were simple rectangular structures composed of adobe bricks made from naturally occurring clay in the area. A brickyard was established in the vicinity of 4th Avenue and V Street (now Virginia Street) at the east edge of the Avenues in the 1880s and supplied bricks for many of the buildings constructed in the Avenues in the years that followed (Haglund and Notarianni 1980, 5). Because of the sloping terrain of the area, developing land in the Avenues frequently required changes to the topography on scales both large and small. For example, establishing the east-west streets required cutting "benches" into the terrain to achieve flat travel corridors. Additionally, the ability to construct a dwelling or other building on an individual lot was constrained by the ability to create a level surface or otherwise design a structure that could be built into the sloping terrain. This approach of terracing the land to accommodate construction is most evident on the upslope lots on any given east-west street. Here, retaining walls were built on some lots to create constructible areas. Other lots were simply terraced using naturally stable angles of repose for soil slopes. This altering of the terrain is also visible on Block 407, especially along the South Temple Street where a combination of shallow terraces hosting the sidewalk and the Kearns Mansion and Glendinning House are readily apparent.

At the outset, the streets of Plat D (i.e., the Avenues neighborhood) were not named as they are today. The north-south streets, which now have alphabetized names (e.g., A Street, B Street, etc.) were named for different tree species (e.g., Pine, Chestnut, Spruce, etc.) and the four east-west streets were named Fruit Street, Garden Street, Bluff Street, and Wall Street from south to north. South Temple Street, the centerline of which formed the boundary between Plat D and Plat B, was simply named as Temple Street, though Sanborn fire insurance maps of the 1880s refer to it as Brigham Street. By 1885, the names of the east-west streets were changed to First, Second, Third, and Fourth streets, and the names of the north-south streets had been changed to their present alphabetical names. These changes were not officially ratified until 1907 (Haglund and Notarianni 1980, 3). Prior to changes to the street names, Block 407 occupied what was designated Block 7 of Plat D (see **Figure 3-3**). It was bordered on the north by Fruit Street (now 1st Avenue), on the east by Maple Street (now H Street), on the south by Temple Street (now South Temple), and on the west by Elm Street (now G Street). The first owners of Block 407 included:

- George Openshaw, NE¼ (Lot 4),
- George A Smith, Trustee for The Church of Jesus Christ of Latter-day Saints, NW¼ (Lot 3),
- Robert Crookston SW¼ (Lot 2),
- N.L. Christenson East ½ of SE¼ (Lot 1),

- M. Pedersen West ½ of SE¼ (Lot 1). (Morgan, Sr. and Ireland 1950 ca.)

Figure 3-3. Excerpt from Plat D map showing Block 407. Credit: Nicholas G. Morgan, Sr.

For more than a decade after its founding, Salt Lake City was an LDS enclave with few "outsiders" living in the settlement. Since all land in the area was effectively owned by the LDS Church via Brigham Young, controlling who could develop the land was relatively easy, and the doling out of individual lots for homesteading could be directed toward LDS settlers only. Under this scenario, the earliest settlers of the Avenues Plat D area tended to be members of the LDS Church and lower- and middle-class laborers who wanted to be close to the core settlement area. This situation began to change during the 1860s as a result of two major events—the discovery of rich mineral ore (e.g., silver, copper, etc.) in the mountains surrounding the Salt Lake Valley and the completion of the Transcontinental Railroad north of Salt Lake City. Both events spurred an immediate increase in the population of the area, first with businessmen, developers, and investors seeking to make their fortune through mining and then with laborers flocking to jobs in the mines and processing facilities. The completion of Transcontinental Railroad and a subsequent series of locally-owned rails that connected Salt Lake City to the national route meant the Utah settlement was no longer an isolated outpost along the westering emigrant trails. The city was now connected to national markets for goods produced there and to goods produced elsewhere. New settlers could now travel by train to the city and forgo the arduous cross-country trek endured by the original pioneers. All of this brought new wealth and a more diverse demographic to the city.

As wealth began to pour into the area, South Temple Street, which forms the southern boundary of Plat D and the Avenues neighborhood and along which Block 407 is located, began to transition into a grand boulevard from an otherwise typical city street. Sidewalks, first dirt and later concrete, were constructed along both sides of the street (see **Figure 3-4**). Birdseye view images of Salt Lake City prepared in 1870 and 1875 provide a rare glimpse into the development of the Avenues neighborhood at this time. The 1870 image (see **Figure 3-5**) indicates that the street grid of the area had been expanded beyond today's 4th Avenue of the original Plat D to 7th Avenue but that the majority of buildings and most of the intentional landscaping was still limited to the area of the original plat. The image depicts seven buildings on Block 407. One each was on the northwest and northeast corners, four along South Temple, and one additional on the east facing side of Maple Street (H Street). G Street is known as Elm Street and the east-west street is Fruit Street (First Avenue). (Koch and Chicago Lithographing Co. 1870) It is unclear if any of these structures are those represented on the earliest Sanborn map of the area, which was prepared in 1889, or if they had been replaced prior to the 1889 map. The 1875 birds eye view image of Salt Lake City provides only an oblique view of the Avenues neighborhood and South Temple Street. In this image, development in the area appears consistent with that visible in the 1870 image—most of the development was still south of 4th Avenue. The eight buildings on the block are in a similar arrangement as 1870 but with one additional building on Fruit Street (1st Avenue) between the houses on the corners, likely having most, if not all, of the lots having been developed.[23] (Glover and Strobridge & Co. Lith. 1875)

Figure 3-4. South Temple Street looking east-northeast from near southwest edge of the Avenues, ca. 1870-1890. Credit: Utah State Historical Society.

[23] This was likely an adobe house at 524 1st Avenue

Figure 3-5. 1870 birds eye map view of Block 407 at center. Credit: Koch & Chicago Lithographing Co.

In 1872, the Salt Lake Railway Company began offering mule and horse-drawn carriage transportation within and between the Avenues and downtown. (Wikimedia LLC 2021) The earliest lines included First Avenue between State Street and V Street and South Temple from State Street to I Street.[24] (LeSieur 2012, 7) Installed first in 1872, the 20th Ward Ditch ran along Fourth Avenue bringing City Creek water into the neighborhood that was then distributed through a series of gravity-fed north-south ditches that ran to South Temple. Within two years, the laminated wood pipe system was failing. The city authorized replacement with cast iron. Installation began in 1876 and was the first source-to-user system in the city, and was still in use as of 2009. (LeSieur 2012, 5; Hooton, Jr. 2009)

The homes of the Plat D section of the Avenues (i.e., the lower Avenues) north of South Temple were, generally, of a more modest form but still home to more white-collar workers than laborers. Between 1878 and 1884, Brigham Street was renamed as South Temple Street, though many locals continued to use the name through the early 1900s. By 1885, the street names in Plat D were changed to have the north-south streets be A through V, and the east-west avenues be First through Fourth. As major infrastructure projects in 1876 and 1884 brought City Creek water into Plat D, development progressed up the "dry bench" slope requiring additions to the original plat. Reflecting the new street names, the Avenues as a way to refer to Plat D grew in common usage through the late 1800s and was cemented as the neighborhood's name by the early 1900s.

[24] The 1890 streetcar line continued by turning north on I Street for four blocks, then turning east on Third Avenue, then turning north again at V Street for one block, then turning east on Fourth Avenue for one block where it ended in the emerging new neighborhood in what was once Butlerville.

For more than 30 years, Block 407 continued to retain its original survey characteristics that date back to the original Plat D of 1857, with only the NE¼ Block 7 Plat D, owned by George Openshaw in 1879, experiencing further subdivision. (see again **Figure 3-3**) Three of lots occupied the eastern two-thirds of the property, and each hosted a one-story brick home—all of which appear to be variations of Victorian-era forms—facing east toward H Street. The dwelling in the central parcel was under construction at the time the map was prepared. Small wood-frame outbuildings were present on the northern and southern lots. The fourth lot in the northeast corner of the block was a long, narrow parcel occupying the western third of the quadrant. This lot hosted a small, one-story adobe brick dwelling with a wood-frame rear addition or summer kitchen/sleeping porch.

Epley/Glendinning Period, 1882-1901

John W. Epley, a mining engineer, built the house at 617 E. South Temple in 1882. It was likely the second building to be constructed on the parcel, was designed by John H. Burton. While the house may have been constructed for $3,500, Epley took out a succession of six mortgages totaling $10,500 to finance purchase of the property, construction, and landscaping. Epley's time at the house was short as the Glendinning family moved in by 1884. During their time of residence, James Glendinning served as Mayor of Salt Lake City between 1896-1897. (Utah State Historic Preservation Office 1 2021)

Figure 3-6. The Epley/Glendinning Residence as sketched by S.W. Darke in 1887.

Credit: Utah State Historical Society.

The building was originally of Victorian Eclectic design with a sandstone foundation and base, structural brick walls, and stone quoins. Two second-story walk-out porches graced the main facade while two chimneys served the internal fireplaces. The gently-arched windows display simple lintels with keystones marked with a relief star on each. The main room on the first floor was a library while the northwest corner was the original kitchen and the northeast corner was the location of the original dining room. (Utah State Historic Preservation Office 1 2021)

In its first appearance on Sanborn maps, the primary residence is shown as a one-and-a-half story brick dwelling with three bay windows and three wood porches. There is a one-and-a-half story brick carriage house at the rear of the property with a hipped roof and its primary entrance facing east with a driveway from H Street. There is also a one-story brick outbuilding located between the residence and carriage house, whose use is unknown. (Sanborn Fire Insurance Co. 1889, 1898)

James Glendinning purchased the property on September 17, 1884, for $13,500, a large sum for the time. Their family moved in and Glendinning proceeded to become engaged in business, civic affairs, and politics. While Glendinning was appointed Salt Lake City Mayor in 1896 to fulfill Mayor Robert Newton Baskin's term, he was removed from office due to political scandal and well-known alcohol abuse.

Construction of the primary dwelling, carriage house, and a short-lived brick outbuilding occurred during the Epley/Glendinning Period. Since all buildings were constructed with the most modern methods and materials at the time, it stands to reason that no significant architectural alterations were made after initial construction and through Glendinning's time in residence. However, at some point during this period, the west wing was added to the house. (Johnston 1978)

The Epley/Glendinning House was among the total of nine dwellings on Block 407 in 1889 (see **Figure 3-7**). The narrow lot immediately west of the Epley/Glendinning property, which is shown in the 1879 plat map as being owned by N.L. Christenson, held a one-story brick home with a rear section constructed of adobe brick. The southwest lot, which was owned by Robert Crookston in 1879 and would be acquired by Thomas Kearns for his mansion in 20 years, held a small, two-story adobe brick dwelling with a pair of one-story ells and two small wood-frame outbuildings. The northwest lot, which was owned by George A. Smith (a Trustee of the LDS Church) in 1879, held three dwellings—a one-story brick home and a one-story adobe and frame home facing west toward G Street and a one-story brick dwelling facing north onto 1st Avenue.

What remained the same in 1889 was the NW¼ Block 7 Plat D (24 and 30 G Street and an unnumbered residence) and the SW¼ Block 7 Plat D (579 E. South Temple) remained 2½ acre lots. The SE¼ Block 7 Plat D remained in the original platted configuration of two north-south oriented

lots. Four residences on the block were constructed of adobe. Other than the Epley/Glendinning House, no buildings from this time period remain on Block 407. (Sanborn Fire Insurance Co. 1889)

The first electric trolleys began to run in the Avenues by 1890 with the South Temple line between downtown, Federal Heights, and the north end of the University of Utah (Wikimedia LLC 2021; (LeSieur 2012, 7) By 1891, the house at 38 G Street, on the southeast corner of 1st Avenue and G Street, had finished construction and was occupied.[25]

By 1898, only one original 2½ acre block remained; the SW¼ Block 7 Plat D (579 E. South Temple)(see Figure 3-8). The NW¼ Block 7 had been formally subdivided within the last 10 years into four lots with a private alley. Three residences had been expanded and numerous new wood outbuildings were present, including a separate wood structure with bedrooms at 579 E. South Temple. The house on the northeast corner of the block is called out on the Sanborn map as having a hen yard. (Sanborn Fire Insurance Co. 1898)

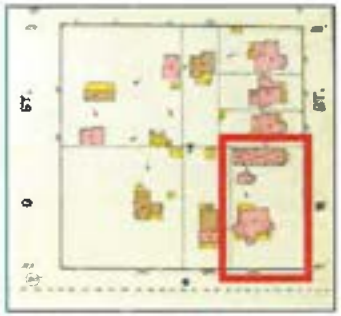


Figure 3-7. Excerpt from 1889 Sanborn fire insurance map. Credit: Sanborn Map Company.

Figure 3-8. Excerpt from 1898 Sanborn fire map. Credit: Sanborn Map Company.

In addition to the changes on individual lots on Block 407, several changes occurred in the broader Avenues/South Temple area in the early 1890s. Earlier municipal zoning rules that established criteria for developing lots in this area were abandoned and replaced with new ordinances that helped establish well defined sidewalks, park strips/planting areas, and curb-and-gutter. Such ordinances are responsible for the basic exterior infrastructure of Block 407 as it stands today.
In 1901, following a lawsuit and subsequent near bankruptcy for Glendinning brought about by a political scandal, the sheriff sold the house to new owners.

[25] The original address of 38 G Street according to Sanborn maps was 48 G Street.

Interim Residential Period, 1901-1962

The South Temple streetcar was upgraded and functioning by 1901. Known as Route 3 the streetcar connected downtown to Federal Heights which was beginning to develop. The sidewalks along South Temple were also completed in 1902, followed in 1905 by installation of the neighborhood's first sewer system and paving of the street. (Lester 1979 2-3; Hooton, Jr. 2009)

Thomas Kearns owned the house briefly around 1902, possibly as an interim residence prior to moving into the mansion. (Utah State Historic Preservation Office 1 2021) By 1906 the house had changed hands again; this time being owned by Henry Newell. The house is labeled as a dwelling and carriage house is labeled as automobile (garage) on Sanborn maps for more than 30 years during this period. (Sanborn Fire Insurance Co. 1926, 1950, 1958) Sometime between 1898 and 1911, the third structure on the property was demolished. In 1911, the carriage house was used as a garage. (Sanborn Fire Insurance Co. 1898, 1911) The Glendinning House is labeled as a dwelling and carriage house is labeled as automobile (garage) on Sanborn maps for more than 30 years during this period. (Sanborn Fire Insurance Co. 1926, 1950, 1958)

Clarence Bamberger purchased the property in 1915 after having previously lived at the Alta Club. Like the original owner Epley, Bamberger was also a mining engineer. Bamberger lived at the property until 1927 when he began renting it to a succession of occupants.[26] (Utah State Historic Preservation Office 1 2021)

When she began occupancy, Mrs. Sybella C. Bassett immediately began advertising the home as a studio for piano lessons in 1928 (see Figure 3-9). (R.L. Polk & Co. 1928; *Deseret News* 1928) A fire was reported at the house on October 26, 1933 that was reportedly caused by chimney sparks. However, reports of the damage range from only $50 worth to destroying a large portion of the first floor. (The Salt Lake Tribune 1933, 11; Utah State Historic Preservation Office 1 2021) The occupant at that time is unknown.

[26] Bamberger purchased the Mackintosh Mansion at 474 E. South Temple in 1926 and remodeled it before moving in. When they relocated five years later, Bamberger operated it as a reception center named Cobblemore Town House for 2-3 years before demolishing it to make way for Salt Lake City's first strip mall in 1935.

Figure 3-9. Advertisement for piano lessons at the Glendinning House, 1928. Credit: Deseret News.

By 1930, the South Temple route streetcar was removed and replaced with one of the first gas bus modes of transit in Salt Lake County. (*Streetcar Maps* 2022)

When the house was rented by Mr. and Mrs. Kenneth W. Browning between 1936-1940, they used it to host many social gatherings including wedding receptions, First Thursday Club, College Club, and American Association of University Women. Browning was a sales manager at Utah Power & Light during this time. The property was then purchased by Richard and Connie Stephens, and the occupant was Lulu Stephens, presumably Richard's mother.

In 1953, the property was rented as a home by Stephens to Dr. Marcus H. and Helen Burton. The Burtons lived in the house at least part time, traveling to their house in New York regularly and leaving their children in Salt Lake City on occasion. They maintained a permanent residence at about 2200 East and Parley's Terrace Way. Dr. Burton purchased the property in 1957 and began converting it into his dental practice. (Utah State Historic Preservation Office 1 2021) Burton was a public proponent for fluoridation of the city's water and was elected to the board of the Utah State Dental Society in 1963. (*The Salt Lake Tribune* 1963)

A 1958 aerial clearly shows a driveway from H Street that runs east-west into the carriage house and also southwest-northeast to the rear of the house. This was also the last photo to show a complete block of structures. By 1962, three houses on the northeast corner of the block and the Glendinning carriage house were demolished and a dirt lot replaced them. (*Aerial Photographs* 2022)

Between 1901 and 1963, the property had at least five owners, some of whom rented the property to others for short periods of time. (Utah State Historic Preservation Office 1 2021) It is likely that the succession of owners and turnover of renters resulted in a continuous remodeling of the house. (Harris 1978) As an additional consequence of the numerous changes of ownership, alterations mixed architectural styles ranging between Victorian, Gothic, Colonial, and Georgian, and changed the original floorplan.

Commercial Period, 1962-1975

Dr. Burton's adaptations physically altered the building and property for the business. The transition of converting the entire property to commercial use was in earnest by 1962 when the carriage house was demolished for a parking lot. (*Aerial Photographs* 2022) Sanborn labeled the house as a store (or commercial use) and dwelling, while the carriage house was labeled as a dwelling on the west and auto and store on the east. (Sanborn Fire Insurance Co. 1963) Between 1962 and 1963, the three Victorian-form residences on H Street along with their three outbuildings were demolished. (1962 historicaerials.com; Sanborn Fire Insurance Co. 1963) It is unknown why they were demolished or whom took that action.

Figure 3-10. The Salt Lake Dental Hospital following many of the alterations, circa 1966. Credit: Utah State Historical Society.

By 1966, a one-story east addition and a two-story north addition were constructed as the dental hospital wing and patient rooms respectively. In order to accommodate the changes in the house, the roofline was heavily altered and the primary entrance was moved from the central doorway to the southwest doorway and porch. While the ground floor was wholly used for the dental practice, the upstairs had been divided into a series of small apartments. (Utah State Historic Preservation Office 1 2021)

Demolition of the carriage house led to paving a small asphalt parking lot behind the dental clinic by 1971. The lot further to the north was either unmanicured lawn or a fallow field. A narrow walkway existed between the parking lot and front of the house. (*Aerial Photographs* 2022)

Figure 3-11. The 1966 additions can be clearly seen from this view looking northeast.
Credit: Salt Lake County Archives.

Figure 3-12. Glendinning House boarded up and marketed for redevelopment. 1975.
Credit: Marriott Library, University of Utah

By 1975, the house was boarded up and the property marketed as a high-rise condominium site called "The Mansion House," a six-story concrete structure by developer Meeks Wirthlin. The sign also stated that it was a "downtown prime location for condominiums." (Cooley 1993) Utah Arts Council Director Ruth Draper mobilized to have the Utah State Legislature step forward to purchase the house with the intent to make it the new office and gallery for the agency. (Utah Division of Arts & Museums 2018) Fortunately the legislature recognized the potential problems having a large commercial development next to the Governor's Mansion. (Cooley 1993) The legislature appropriated $250,000 for the purchase and start of rehabilitation. (Johnston 1978)

Utah Division of Fine Arts Period, 1975-2022

The state's purchase of the Glendinning House led to its first rehabilitation in 1976-1977, seeking to preserve as much of the remaining interior as possible. (Lester 1979, 235) Very few historic and character-defining features remained by this point. A small amount of walnut paneling in the dining room, parquet wood floors in the main hall, a decorative wood panel along the staircase, and 1920s vintage bathrooms on the second floor. (Utah State Historic Preservation Office 1 2021) The exterior rehabilitation was led by William Nelson of Environmental Associates. (Johnston 1978) The interior renovation was led by Werner Weixler. ("Utah Heritage Foundation Fifth Annual Preservation Month Tour" 1979, 27)

Exterior restoration removed the two-story addition on the north, reversed the faux Mansard roofline that obliterated the upper porches, and moved the main facade entrance back to the center doorway from the southwest corner (see **Figure 3-13**). (Utah State Historic Preservation Office 1 2021) Completely new heating, cooling, mechanical, and wiring systems were installed. Interior choices were to paint moldings white and walls dark, sand and refinished the original wood floors that remained and the main stairway, and cleaned and repaired all fireplaces.

The resulting open space from the demolition of the three H Street residence remained undeveloped until the state purchased it and converted it into an asphalt parking lot between 1977 and 1980. (*Aerial Photographs* 2022)

***Figure 3-13.** View of the Glendinning House after the late 1970s rehabilitation for the Utah Arts Council headquarters that reversed the faux mansard roof among other positive alterations. Credit: Utah Heritage Foundation*

By 1978, the rehabilitation was complete and the Utah Arts Council moved in. (Utah Division of Arts & Museums 2018) For the first time, the arts and their state facilitating agency had some new and heightened stature. (Cooley 1993)

Between 1999 and 2013, 10 improvement projects were undertaken by DFCM including as built documentation (1999), emergency plan (2000), evacuation plan (2003), dining room hardwood floor (2006), exterior remodel (2007), interior remodel (2010), storage (2010), restroom ADA upgrade (2011), fire alarm and exterior north stairs (2013), and refinish and repair hardware and flooring (2013).

The year 2018 marked the 40th year that the Glendinning House served as headquarters for the Utah Division of Arts & Museums. The building received minor preservation that year including the cleaning and pointing of the sandstone along with a change of porch decking from wood to Trex and a minimal interior remodel (see **Figures 3-14 and 3-15**).

***Figures 3-14 and 3-15.** The Glendinning House in 2010 and 2019, before and after paint was removed from the brick.*

The Utah Division of Arts & Museums continues to occupy the building in 2022.

Architectural Data

The purpose of the Architectural Data section is to provide a survey and analysis of the exterior conditions of buildings that are the subject of evaluation by the HSR, in this case the Glendinning House. Photographs visually document the conditions of the structures while narrative and tabular data compile further notes on the condition.

The architectural documentation, assessment, and evaluation were conducted and report prepared by Joel Adams and Travis Sheppard of GSBS Architects, Salt Lake City, between November 2021-January 2022. For detailed information on the Architectural Data, refer to the Facilities Condition Assessment.

Civil Engineering

The purpose of the Civil Engineering section is to establish a baseline of current site conditions and locate utilities. The civil engineering survey helps assure that the environment around the Glendinning House site is safe, as efficiently used as possible, and isn't adversely affected by future alterations.

The civil engineering assessment was conducted and report prepared by Kirk Bagley of Bowen Collins & Assoc., Salt Lake City, between November 2021 – January 2022. For detailed information on Civil Engineering, refer to the Facilities Condition Assessment.

See Appendix II for full size versions of the Existing Site Plan and Existing Utility Plan.

Electrical Engineering

The purpose of the Electrical Engineering section is to determine the existing condition and functionality of both exterior and interior electrical connections and fixtures, in the areas of power, lighting, data, audio/video, and fire alarms. Ensuring safety is the number one priority of the electrical survey and assessment, but also takes the level of power required for current and futures uses into account.

The electrical engineering assessment was conducted and report prepared by Chris Kobayashi and David Hawkes of Spectrum Engineers, Salt Lake City, between November 2021-January 2022. For detailed information on Electrical Engineering, refer to the Facilities Condition Assessment.

Interiors and Furnishings

The purpose of the Interiors and Furnishings section is to provide a survey and analysis of the interior conditions of buildings that are the subject of evaluation by the HSR, in this case the Glendinning House. Photographs visually document the conditions of the interiors and furnishings while narrative and tabular data compile further notes on the conditions.

The interiors and furnishings assessment were conducted and report prepared by Stephanie DeMott of GSBS Architects, Salt Lake City, between November 2021 – January 2022. For detailed information on Interiors and Furnishings, refer to the Facilities Condition Assessment.

Mechanical Engineering

The purpose of the Mechanical Engineering section is to determine the condition and level of efficiency and effectiveness of buildings systems that include HVAC and plumbing, both to and within the buildings. These systems have significance health and welfare impacts and as such, are essential to creating and maintain a safe residential, work, and public facility.

The mechanical engineering assessment was conducted and report prepared by Win Packer, P.E. LEED AP, of WHW Engineering, Salt Lake City, between November 2021 -- February 2022. For detailed information on Mechanical Engineering, refer to the Facilities Condition Assessment.

Structural Engineering

The purpose of the Structural Engineering section is to provide information relative to the structural composition, general condition, and stability of the structures. Salt Lake City is located in the Intermountain Seismic Belt's Wasatch Fault Zone, and as such, an evaluation for possible hazards in an earthquake is warranted. All buildings evaluated as part of the Block 407 HSR are of masonry construction and therefore require special attention to how they could best be retrofitted for greater safety without damaging historic character.

The structural engineering assessment was conducted and report prepared by Oliver Burt of Reaveley Engineering, Salt Lake City, between November 2021 – February 2022. For detailed information on Structural Engineering, refer to the Facilities Condition Assessment.

Evaluation & Treatment

Evaluation – Period of Significance

The Site History above provides a thorough documentation of the history of the Epley/Glendinning House and its evolution. The Site History chapter establishes the following chronological periods to organize and frame that history:

Pre-1847	Indigenous Period
1847-1882	Settlement and Neighborhood Development Period
1882-1901	Epley/Glendinning Family Period
1901-1962	Interim Residential Period
1963-1975	Commercial Period
1975-2022	Utah Division of Fine Arts Period

Within and among these periods, the periods most relevant to the Glendinning House as it remains today are the Epley/Glendinning Family Period and Interim Residential Period. Specifically, the relevant period of significance is 1882-1962. It was in 1882 that William Epley completed construction of the house. It remained in residential use and without significant renovation until 1962. The house was then substantially altered, converted to commercial use, and the carriage house demolished for a parking lot.

Documentation of Historical Significance

Federal statute at 36 CFR 60.4 sets forth specific thresholds cultural resources must meet to be considered eligible for listing on the National Register. To be eligible for or listed on the National Register, a resource must meet one or more of the following criteria and must retain sufficient integrity (discussed later in this section) to convey the historical associations, architectural or engineering principles, or cultural/scientific information on which the relevant criterion or criteria are based:

> *Criteria A:* Be associated with events that have made a significant contribution to the broad patterns of our history,
> *Criteria B:* Be associated with the lives of persons significant in our past,
> *Criteria C:* Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, and/or

> *Criteria D:* Has yielded, or may be likely to yield information important in prehistory or history.

These criteria are often used at the state level, including in Utah, to evaluate cultural resources, designate those considered historically significant, and apply state and federal regulations regarding additional opportunities and considerations that must be afforded to resources meeting one or more of the criteria (i.e., those resources determined eligible for listing on, or actually listed on, the National Register).

At the time of this writing, the entirety of Block 407 is encompassed by a pair of National Register historic districts—the South Temple Historic District and the Avenues Historic District. The South Temple Historic District encompasses the southern half of the block, including the Kearns Mansion and Carriage House and the Glendinning House. The Avenues Historic District encompasses the north half of the block and all three privately owned structures. All of the historic buildings on the block have been determined through previous evaluations to contribute to the historic districts under Criterion C for their architectural merit. The Kearns Mansion is also listed individually (as of 1970) on the National Register under Criteria B and C. Analysis and evaluation of the three privately owned structures on the block has been limited to what is seen from the public right-of-way.

In addition to being listed on the National Register, the properties of Block 407 are included on the local, Salt Lake City, historic landmarks register. Specifically, the Avenues and South Temple historic districts also are designated as local historic districts under the same criteria and for the same reasons as they are listed on the National Register. As local historic districts, these areas, and the properties within them, are subject to the *Salt Lake City Community Preservation Plan* (adopted October 23, 2012) and the Salt Lake City Section 21A.34.020 Historic Preservation Overlay ordinances, which establish design guidelines for new structures and alterations of existing ones, demolition parameters, and landscape design directives, among other protocols, intended to maintain the historical character of the districts.

Comparative Photographs

The following Glendinning House photographs show how the house started in its Picturesque Victorian style, declined into the early 1960s and was extensively modified with roofline changes, circulation and entry alterations, and incompatible additions, and then began a course of preservation starting with state acquisition in 1975 that reversed two of the three major 1960s alterations. Extensive research for the HSR has not uncovered any historic photos of the interior. Therefore, no comparative analysis of the interior is included.

Exterior Main Facade

ca.1887

1963

2022

Exterior Rear and East Addition

965

2022

101

1991

2022

102

Integrity Assessment

Cultural resources that are considered significant under one or more of the criteria of the National Register can only be considered eligible for or listed on the Register if they retain sufficient integrity of those characteristics important to conveying the association(s) with events, patterns of history, or people; reflecting the type, style, manner of construction, or artistic value they are purported to represent; or allowing for the extraction of meaningful and scientifically valid information through detailed investigation, such as archaeological data recovery.

National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* states that "Integrity is the ability of a property to convey its significance... Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant." The seven aspects of integrity included in the National Register criteria are location, design, setting, materials, workmanship, feeling, and association.

The discussion below defines each of the elements of integrity and assesses the integrity of the Glendinning House as an individual structure.

Location: This element of location is defined as the place where the building was constructed or the where the historic event occurred. The Glendinning House retains integrity of location because the building remains in its original locations. None of the major extant historical features have been relocated.

Design: The element of design is defined as the combination of elements that create the form, plan, space, structure, and style of a building. Each individual property on the block is part of a communal whole of design elements on Block 407. Communal features include the perimeter sidewalks, park strips, and utilities such as the steel lattice poles along South Temple. It also includes the overall spatial organization of the block, with its massing of buildings and structures. Individual elements of design are found on a property-by-property basis and include the spatial relationships of the historical buildings to other features on their respective parcels. The Glendinning House retains integrity of design through its form, scale, mass, and setback. In addition, it maintains its historic fenestration pattern and orientation. Some of the elements that were lost or obscured in the 1960s renovations were restored during rehabilitations in 1978 and later. While the 1960s addition still exists, it has been reduced in size and minimized as much as possible.

Setting: This element of setting is defined as the physical environment of a historic property. The Glendinning House retains integrity of setting from the period of significance save for the changes to the rear of the property where the carriage house was demolished and the rear yard has been consumed by the parking lot.

Materials: This element of materials is defined as the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the historic property. The Glendinning House retains integrity of materials used in its original construction with a high level of restoration, rehabilitation, and preservation for the last 44 years. Few non-historical materials have been introduced, having been limited to Trex on the front porch decking and the materials that compose the 1960s addition.

Workmanship: The element of workmanship is defined as the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Overall Block 407 retains integrity of workmanship, however, when viewed by individual property the level of integrity varies, though the Glendinning House retains integrity of workmanship. This is exhibited in the complex form with three protruding bays executed in brick, the two front porches, stone quoins, decorative sills and arched lintels, and the built-up cornice with wide frieze and corner returns.

Feeling: The element of feeling is defined as a historic property's expression of the aesthetic or historic sense of a particular period of time. The Glendinning House retains integrity of feeling from the period of significance in terms of its context, design, and use. While the addition does alter the feeling of the site, it is mitigated by its reduction of size, color, and vegetative screening.

Association: The element of association is defined as the direct link between the important historic event or person and a historic property. Block 407 and the Glendinning House retains integrity of association with the historical themes of community planning, social trends, and politics under Criterion A and C. The majority of the significance is tied to the theme of architecture under Criterion C but does retain its association with original events and persons through the presence and retention of original physical features that convey the property's historic character.

Treatment

The primary treatment recommendation for the Epley/Glendinning House is **Rehabilitation** including preservation of contributing buildings, their individual contributing features, and continued stewardship of the buildings and their setting. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation has been determined to be the appropriate treatment rather than Restoration

because Restoration is defined as accurately depicting a character from a specific period of time with limited upgrades and structural changes that do not fit that period.

The following details ten guidelines within the Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials, features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Section IV. Private Historic Structures on Block 407

Executive Summary

There are three historic structures on Block 407 that are currently in private ownership. Their addresses are 34 G Street, 38 G Street, and 518-520 1st Avenue. Due to their architectural significance and high degree of integrity, all three are Contributing historic buildings within the Avenues National Register Historic District and Salt Lake City's Avenues Historic District under Criterion C: Architecture. All three buildings have interesting histories, though they are not significant enough to qualify the buildings under Criterion A or B, and the sites do not possess qualities for archaeology and does not quality under Criterion D. However, 518-520 1st Avenue was originally Kearns Terrace No. 2, which was developed by Thomas Kearns as an income-producing property.

Due to the private nature of the buildings at 34 G Street, 38 G Street/510 1st Avenue, and 518-520 1st Avenue, there was not a management summary included, nor were assessments conducted in the areas of structural engineering, mechanical engineering, electrical engineering, or interiors and furnishings. In addition, there will not be a treatment section provided for the privately-owned historic structures as they could not be inspected closely.

By virtue of their being in private ownership and located within the city's Historic District Overlay Zone, their exterior and site alterations are governed by Salt Lake City's Historic Preservation Ordinance. All three are in good condition and are economically-productive properties for their owners, tax-producing properties for Salt Lake County, housing for dozens of tenants, and resources within the urban fabric of the Avenues neighborhood.

The Period of Significance for the privately-owned historic structures is 1857 to 1942. It was in 1857 that Salt Lake City Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. By 1942, all three privately-owned historic structures had been converted to apartments and they have been used in the same fashion since that time.

Given their strong architectural significance, current status of Contributing to the local and national Avenues Historic Districts, and high degree of integrity, the preservation of 34 G Street, 38 G Street, and 518-520 1st Avenue is paramount within Block 407. All three are functionally performing exactly as expected and being stewarded well, which should not change.

Site History

The purpose of the Site History section is to clearly establish historical periods for the subject sites of the HSR. Historical periods provide context for development of the site, redevelopment of the site, use and alterations, and past decision-making. Not all historical periods are periods of significance. Historical periods provide the information necessary that when combined with evaluation and analysis, one or more periods of significance can be determined.

The methodology to create the historical periods narrative was to undertake intensive research that included resources from DFCM, the LDS Church History Library and Archives, the Library of Congress, Marriott Library at the University of Utah, Newspapers.com, Preservation Utah, Salt Lake County Archives, the Salt Lake County Assessor, the Utah State Historic Preservation Office, Utah State Historical Society, and various other internet resources. From the research, a reasonable number of broad historical periods for each building or set of buildings was determined given major milestones or changes in property character or use. Not every historical period is a period of significance, but understanding the historical periods gives the insight needed to determine a period of significance, conduct an integrity assessment, and make treatment recommendations.

Historical Periods Narrative

The history of the three privately owned historic structures divides into five temporal and thematic periods. These are based on a combination of broader social/historical movements and site-specific improvements that were made over time. The historical periods are as follows:

Pre-1847	Indigenous Period
1847-1896	Settlement and Neighborhood Development Period
1896-1935	Residential Period
1935-1975	Commercialization Period
1975-2022	Preservation Period

Indigenous Period, Pre-1847[27]

Block 407 is located in an area of the Salt Lake Valley now known as the Avenues neighborhood, which is situated in a crescent-shaped arc in the foothills of the Wasatch Mountains. This area exhibits a relatively steep slope climbing upwards from what is now South Temple Street to a flattened bench marking a former lakeshore of ancient Lake Bonneville and is bounded on the west by the chasm of City Creek Canyon and on the east by the drainages of Limekiln Gulch and Spring Gulch.

Prior to the arrival of Anglo settlers to the valley, this area was part of a contiguous landscape used by indigenous populations for millennia. Archaeological evidence suggests prehistoric peoples were living in the Salt Lake Valley by at least 7,500 BP (before present) if not earlier. While no archaeological sites dating this early have been found in the Avenues area, the lands of neighborhood would have been part of the broader hunting and gathering landscape used by these prehistoric groups. The closest archaeological site providing potential evidence of prehistoric uses of greater Avenues area is located approximately 1.2 miles to the west of Block 407 on South Temple. This site was found during roadway construction and proved to be an indigenous village dating between at least 1120 and 710 BP. The site is affiliated with a culture group commonly referred to as the Fremont. These semi-sedentary people are known for their reliance on horticulture (especially growing corn) as the basis of a diet supplemented by seasonal hunting and gathering. The location of the village site was along a former channel of City Creek, which would have provided much needed fresh water for the inhabitants. By contrast, the Avenues area proper does not possess any natural freshwater sources and would otherwise be naturally dry. Such conditions are more suitable for hunting and gathering than for long-term occupation.

Over time, and through a process or series of events still not fully understood by researchers, the Fremont people as a clear and distinct culture group disappear from the archaeological record by AD 300, and evidence of the ancestors (the Numic culture group) of modern indigenous peoples appears. It is unclear whether the Fremont voluntarily abandoned the area, were forced out by the Numic groups, or merged with the Numic groups.

Three modern-day tribes descended from the Numic populations of the pre-contact era are known to claim the Salt Lake Valley as part of their traditional territory: the Goshutes; the Northern Shoshone; and the Utes. While the hearts of their patrimonial lands were located outside the Salt Lake Valley,

[27] In November 2021, the Natural History Museum of Utah held a discussion with representatives of all Utah's Native American Tribes. In the process of reviewing the appropriateness of the current exhibits, the question of what word or words are preferred by the tribes to refer to them collectively. It was acknowledged that none of the current terminology is perfect, however, it was far preferred to be referred to as Indigenous. Given this stated preference, this document will use Indigenous Period as well as Indigenous peoples. Given the purpose of this cultural landscape report, the Paleo-Indian (Approx. 12,000-10,000 B.P.), Archaic (10,000-2,000 B.P.), and Formative or Fremont (2,000/1,700-800 B.P.) periods will not be included in the historical context.

the valley served as a shared hunting and gathering area where the three groups appear to have co-existed in relative harmony.

Late in the 18th century Spanish, Mexican, French, and Anglo trappers and traders began traversing the Rocky Mountains, Great Basin, and Intermountain West aiming to grow a religious following, wealth, or both. The first documentation of Native American groups living within the future state of Utah was most notably provided by the expeditions of Juan Maria Antonio Rivera (1765) and Fray Francisco Atanasio Dominguez and Fray Silvestre Velez de Escalante (1776) (Begay 2003, 16).

Until 1821 when Mexico gained its independence from the Spanish Empire, Utah and the Salt Lake Valley remained the uncharted lands of New Spain (Westwood 2021). The Northern Route of the Old Spanish Trail, which connected Santa Fe, New Mexico, to Los Angeles, California, passed through the areas of what today is Green River, Moab, Monticello, and the Sevier Valley before exiting the state south in the Cedar City region. This 1,100-mile trading route brought groups and desirable trade goods to Utah and to the Native Americans (Begay 2003, 17).

As historian Brad Westwood states, "After the Mexican-American War, the Treaty of Guadalupe Hidalgo (1848) resulted in the transfer of what is now the American Southwest to the United States. As a result of this treaty, the Utah Territory became part of the nation's public domain. The settlement also stipulated that the United States was then considered responsible for resolving any Native American land rights and claims;" however, the Treaty of Guadalupe Hidalgo did not include any formal wording recognizing Native American ownership of Utah or the southwestern lands (Westwood 2021). The Federal Government refused to recognize Native American sovereignty in 1862 with the passage of the Homestead Act, instead offering western lands to prospective settlers. Further, western colonizers chose to deny or ignore American Indian sovereignty or land claims.

Development of the Avenues area was rapid in the years following Anglo settlement as the pioneers altered the environment through clearing land and introducing crops, planting trees, building roads, and establishing homesteads. As a result, little of the landscape from the Indigenous Period remains at Block 407 and that which does is essentially limited to the sloping nature of the overall terrain on which the block is located and the lack of natural freshwater sources on-site. Today, Block 407 still occupies that portion of the broader landscape where the sloping foothills of the Wasatch Mountains meet the flat terrain of the Salt Lake Valley. Beyond this, the landscape of the Indigenous Period is now a thing of the past.

Settlement and Neighborhood Development Period, 1847-1896

The Avenues neighborhood was among the earliest areas of the Salt Lake Valley platted by the pioneer settlers from The Church of Jesus Christ of Latter-day Saints[28] following their arrival in the area. The settlers had entered the valley in July 1847 by way of Emigration Canyon—due east of the Avenues. They followed the road cut through the canyon by the Donner-Reed Party in 1846 then forged a new path at the mouth to avoid a steep hill. Pioneer journals reveal, "Their route followed Emigration Creek, which runs in a southwesterly course down to the valley floor in a deep ravine" (Dixon 2021). Documentation by LDS Church historians (see **Figure 4-1**) has shown that the pathways of emigrants in 1847 directly followed the creek on the south side before turning northwesterly toward what is now the downtown area of Salt Lake City and a short distance southwest of Block 407.

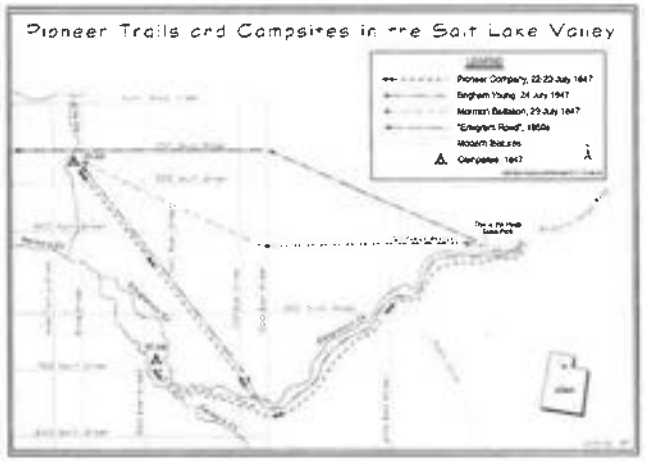


Figure 4-1. The earliest Mormon Pioneer companies stayed adjacent to Emigration Creek

[28] This is the proper and preferred name for the Church, but the Church's style guide accepts historical use of "Mormon Pioneers" in contexts such as this and abbreviation simply as "the Church." For brevity in this document, both will be used, as well as simply "Pioneers," (capitalized throughout as a proper noun), "Mormons," "LDS Church," and sometimes "members." No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, Utah, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.

GSBS

on the south side. Credit. Utah State Historical Society.

On August 2, 1847, Brigham Young wrote to Charles C. Rich, "We have commenced the survey of a city this morning" (Grunder and Cohen 2019). Orson Pratt, assisted by Henry Sherwood, was tasked with completing the survey. No permanent building would take place until the survey was complete. The initial survey was Plat A, which is located southwest of the Avenues. It consisted of 135-acre square blocks each ten acres in size. One block was designated for public buildings and the others were divided equally into eight 1.25-acre rectangular lots to accommodate a home and large garden. The design of the plat was based on the vision of LDS Church founder Joseph Smith's 1833 Plat of the City of Zion. Smith would not survive to reach the valley where his followers settled, but his grid-based city plan with wide streets, open squares, and agricultural belt was implemented shortly after the Pioneers arrived in the Salt Lake Valley.

Platting of the Salt Lake City continued in sequence with Plat B being located immediately east of Plat A and having its northern boundary on the south side of what is now South Temple Street. Plat C was located immediately west of Plat A, and Plat D (see **Figure 4-2**), which encompassed the southern portion of today's Avenues neighborhood, including Block 407, was platted immediately north of Plat B, on the north side of South Temple Street. While the exact dates that Plat D was surveyed are unclear, it is evident the survey occurred sometime during the early-1850s. This suggests that lands in the Avenues area remained substantially undeveloped during the first several years of settlement. Given the natural occurrence of steppe grasses in the area, it is extremely likely lands in the future Avenues neighborhood were used as communal grazing lands for livestock prior to the actual platting of the neighborhood.

Figure 4-2. The original 56 blocks of Plat D. Credit: Nicholas G. Morgan, Sr.

By 1857, the survey Plat D was completed and filed by city and territorial surveyor Jesse Fox. It encompassed 56 blocks in the northeast quadrant of the city on the north slope known as the "dry bench." Much of this area was within the large estate of Brigham Young. The layout of Plat D marked the first deviation from the Plat of the City of Zion but was still laid out on a strict north-

south/east-west grid. Blocks of Plat D were surveyed to be 20 rods square (2½ acres) with streets at five rods wide (82½ feet) and sidewalks at 10 feet wide. These all deviated from the Plat of the City of Zion standard of 40 rods square (10-acre blocks), eight rods (132 feet) wide streets, and 20-foot-wide sidewalks and took an act of the Territorial Legislature to clear the plat from violating state law for land surveys. The atypical configuration of Plat D was likely an adaptation to the relatively steep terrain and lack of easily available freshwater in the area. The lack of water in particular would have made subsistence gardening on these lands more than challenging and less productive. Thus, the decision to plat smaller lots while still maintaining square blocks may have been based on the expected lack of productivity from lands in the area. (Haglund and Notarianni 1980, 3).

The smaller blocks were divided into four lots and deeded by Brigham Young to their first owners, who were nearly all members of The Church of Jesus Christ of Latter-day Saints. This practice was the norm during the early years of settlement. All lands in the area were claimed under the ownership of the LDS Church, and, by default to its president, Brigham Young. While Young retained large tracts of land throughout the Salt Lake Valley and elsewhere for his own use, most of the last was eventually deeded to local ecclesiastical leaders in the church—referred to as bishops—who, in turn, deeded specific parcels to individual settlers or families. Records of these early transfers of ownership are scant. By 1871, individual titles began to be issued for parcels of land, and after Young's death in 1877, the Salt Lake County Recorder's office (or the predecessor thereof) began issuing titles and deeds for all ownership transfers in the area.

The lack of water challenged development of the original Plat D section of the Avenues until ditches could be constructed to carry water from surrounding sources into the area. The first such ditch to be constructed was the 20th Ward Ditch, which diverted water from City Creek. The ditch entered the Avenues near 4th Avenue and B Street and carried water southeasterly to K Street and 1st Avenue. Smaller ditches extended off of the main ditch and carried water to individual lots below the grade of the main ditch. Block 407 would have been served by this ditch system, which would have allowed for the planting of new cultigens, including subsistence vegetable gardens and fruit trees as well as ornamental trees, flowers, and shrubs. Lots east of K Street initially received water from ditches dug from Red Butte Canyon, but when the U.S. Army established Camp Douglas (later designated Fort Douglas) at the mouth of the canyon in 1862, water from the canyon was diverted for use at the fort, which left lots in the eastern part of Plat D without water again (Haglund and Notarianni 1980, 4). The lack of water in this area was not resolved until 1884, when the municipal government of Salt Lake City installed more than two miles of pipelines through the area to carry water from newly constructed reservoirs in City Creek Canyon to the parched lands.

Permanent construction in the Avenues neighborhood began with a scattering of homes in the 1850s following the completion of survey to plat the land but did not begin in earnest until water was available to the individual lots. The establishment of Butcherville in what is now the Federal Heights neighborhood abutting the Avenues on the east in around 1860 helped to spur development in the

eastern part of the Avenues. Butcherville, so named because it contained livestock slaughter yards and a collection of butchers, and the eastern Avenues became home to a number of the butchers themselves as well as their laborers.

Many of the first buildings in the area were simple rectangular structures composed of adobe bricks made from naturally occurring clay in the area. A brickyard was established in the vicinity of 4th Avenue and V Street (now Virginia Street) at the east edge of the Avenues in the 1880s and supplied bricks for many of the buildings constructed in the Avenues in the years that followed (Haglund and Notarianni 1980, 5). Because of the sloping terrain of the area, developing land in the Avenues frequently required changes to the topography on scales both large and small. For example, establishing the east-west streets required cutting "benches" into the terrain to achieve flat travel corridors. Additionally, the ability to construct a dwelling or other building on an individual lot was constrained by the ability to create a level surface or otherwise design a structure that could be built into the sloping terrain. This approach of terracing the land to accommodate construction is most evident on the upslope lots on any given east-west street. Here, retaining walls were built on some lots to create constructible areas. Other lots were simply terraced using naturally stable angles of repose for soil slopes. This altering of the terrain is also visible on Block 407, especially along the South Temple Street where a combination of shallow terraces hosting the sidewalk and the Kearns Mansion and Glendinning House are readily apparent.

At the outset, the streets of Plat D (i.e., the Avenues neighborhood) were not named as they are today. The north-south streets, which now have alphabetized names (e.g., A Street, B Street, etc.) were named for different tree species (e.g., Pine, Chestnut, Spruce, etc.) and the four east-west streets were named Fruit Street, Garden Street, Bluff Street, and Wall Street from south to north. South Temple Street, the centerline of which formed the boundary between Plat D and Plat B, was simply named as Temple Street, though Sanborn fire insurance maps of the 1880s refer to it as Brigham Street. By 1885, the names of the east-west streets were changed to First, Second, Third, and Fourth streets, and the names of the north-south streets had been changed to their present alphabetical names. These changes were not officially ratified until 1907 (Haglund and Notarianni 1980, 3). Prior to changes to the street names, Block 407 occupied what was designated Block 7 of Plat D (see **Figure 4-3**). It was bordered on the north by Fruit Street (now 1st Avenue), on the east by Maple Street (now H Street), on the south by Temple Street (now South Temple), and on the west by Elm Street (now G Street). The first owners of Block 407 included:

- George Openshaw, NE¼ (Lot 4),
- George A Smith, Trustee for The Church of Jesus Christ of Latter-day Saints, NW¼ (Lot 3),
- Robert Crookston SW¼ (Lot 2),
- N.L. Christenson East ½ of SE¼ (Lot 1),
- M. Pedersen West ½ of SE¼ (Lot 1). (Morgan, St. and Ireland 1950 ca.)

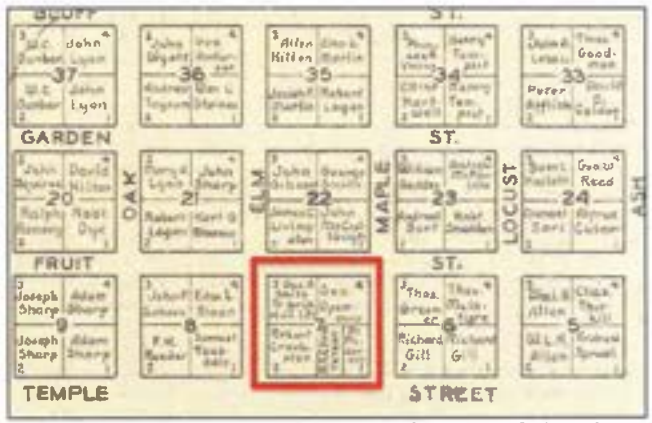


Figure 4-3. Excerpt from Plat D map showing Block 407. Credit: Nicholas G. Morgan, Sr.

For more than a decade after its founding, Salt Lake City was an LDS enclave with few "outsiders" living in the settlement. Since all land in the area was effectively owned by the LDS Church via Brigham Young, controlling who could develop the land was relatively easy, and the doling out of individual lots for homesteading could be directed toward LDS settlers only. Under this scenario, the earliest settlers of the Avenues Plat D area tended to be members of the LDS Church and lower- and middle-class laborers who wanted to be close to the core settlement area. This situation began to change during the 1860s as a result of two major events—the discovery of rich mineral ore (e.g., silver, copper, etc.) in the mountains surrounding the Salt Lake Valley and the completion of the Transcontinental Railroad north of Salt Lake City. Both events spurred an immediate increase in the population of the area, first with businessmen, developers, and investors seeking to make their fortune through mining and then with laborers flocking to jobs in the mines and processing facilities. The completion of Transcontinental Railroad and a subsequent series of locally-owned rails that connected Salt Lake City to the national route meant the Utah settlement was no longer an isolated outpost along the westering emigrant trails. The city was now connected to national markets for goods produced there and to goods produced elsewhere. New settlers could now travel by train to the city and forgo the arduous cross-country trek endured by the original pioneers. All of this brought new wealth and a more diverse demographic to the city.

Figure 4-4. South Temple Street looking east-northeast from near southwest edge of the Avenues, ca. 1870-1890. Credit: Utah State Historical Society.

As wealth began to pour into the area, South Temple Street, which forms the southern boundary of Plat D and the Avenues neighborhood and along which Block 407 is located, began to transition into a grand boulevard from an otherwise typical city street. Sidewalks, first dirt and later concrete, were constructed along both sides of the street. (see Figure 4-4). As the trees matured, they created a canopy that afforded the street a stately air. The locations of the trees and sidewalks established during this time are the same as those found on the landscape today. Birdseye view images of Salt Lake City prepared in 1870 and 1875 provide a rare glimpse into the development of the Avenues neighborhood at this time. The 1870 image (see Figure 4-5) indicates that the street grid of the area had been expanded beyond today's 4th Avenue of the original Plat D to 7th Avenue but that the majority of buildings and most of the intentional landscaping was still limited to the area of the original plat. The image depicts seven buildings on Block 407. One each was on the northwest and northeast corners, four along South Temple, and one additional on the east facing side of Maple Street (H Street). G Street is known as Elm Street and the east-west street is Fruit Street (First Avenue). (Koch and Chicago Lithographing Co. 1870) It is unclear if any of these structures are those represented on the earliest Sanborn map of the area, which was prepared in 1889, or if they had been replaced prior to the 1889 map. The 1875 birds eye view image of Salt Lake City provides only an oblique view of the Avenues neighborhood and South Temple Street. In this image, development in the area appears consistent with that visible in the 1870 image—most of the development was still south of 4th Avenue. The eight buildings on the block are in a similar arrangement as 1870 but with one additional building on Fruit Street (1st Avenue) between the houses

on the corners, likely having most, if not all, of the lots having been developed.[29] (Glover and Strobridge & Co. Lith. 1875)

Figure 4-5. 1870 birds eye map view of Block 407 at center. Credit: Koch & Chicago Lithographing Co.

In 1872, the Salt Lake Railway Company began offering mule and horse-drawn carriage transportation within and between the Avenues and downtown. (Wikimedia LLC 2021) The earliest lines included First Avenue between State Street and V Street and South Temple from State Street to I Street.[30] (LeSieur 2012, 7) Installed first in 1872, the 20th Ward Ditch ran along Fourth Avenue bringing City Creek water into the neighborhood that was then distributed through a series of gravity-fed north-south ditches that ran to South Temple. Within two years, the laminated wood pipe system was failing. The city authorized replacement with cast iron. Installation began in 1876 and was the first source-to-user system in the city, and was still in use as of 2009. (LeSieur 2012, 5; Hooton, Jr. 2009)

The homes of the Plat D section of the Avenues (i.e., the lower Avenues) north of South Temple were, generally, of a more modest form but still home to more white-collar workers than laborers. Between 1878 and 1884, Brigham Street was renamed as South Temple Street, though many locals continued to use the name through the early 1900s. By 1885, the street names in Plat D were changed to have the north-south streets be A through V, and the east-west avenues be First through Fourth. As major infrastructure projects in 1876 and 1884 brought City Creek water into Plat D, development

[29] This was likely an adobe house at 524 1st Avenue

[30] The 1890 streetcar line continued by turning north on I Street for four blocks, then turning east on Third Avenue, then turning north again at V Street for one block, then turning east on Fourth Avenue for one block where it ended in the emerging new neighborhood in what was once Butcherville.

progressed up the "dry bench" slope requiring additions to the original plat. Reflecting the new street names, the Avenues as a way to refer to Plat D grew in common usage through the late 1800s and was cemented as the neighborhood's name by the early 1900s.

For more than 30 years, Block 407 continued to retain its original survey characteristics that date back to the original Plat D of 1857, with only the NE¼ Block 7 Plat D, owned by George Openshaw in 1879, experiencing further subdivision. (see **Figure 4-6**) Three of lots occupied the eastern two-thirds of the property, and each hosted a one-story brick home—all of which appear to be variations of Victorian-era forms—facing east toward H Street. The dwelling in the central parcel was under construction at the time the map was prepared. Small wood-frame outbuildings were present on the northern and southern lots. The fourth lot in the northeast corner of the block was a long, narrow parcel occupying the western third of the quadrant. This lot hosted a small, one-story adobe brick dwelling with a wood-frame rear addition or summer kitchen/sleeping porch.

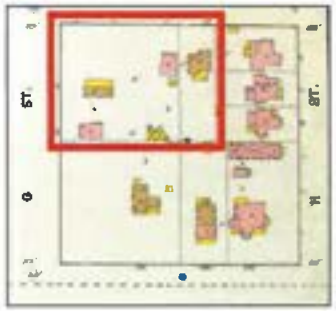


Figure 4-6. Excerpt from 1889 Sanborn fire insurance map. Credit: Sanborn Map Company.

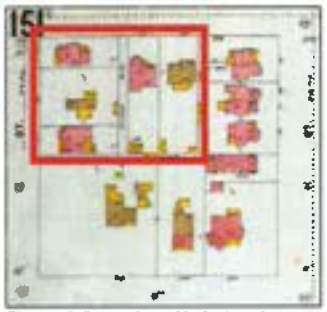


Figure 4-7. Excerpt from 1898 Sanborn fire map. Credit: Sanborn Map Company.

The Epley/Glendinning House was among the total of nine dwellings on Block 407 in 1889 (see **Figure 4-6**). The narrow lot immediately west of the Epley/Glendinning property, which is shown in the 1879 plat map as being owned by N.L. Christenson, held a one-story brick home with a rear section constructed of adobe brick. The southwest lot, which was owned by Robert Crookston in 1879 and would be acquired by Thomas Kearns for his mansion in 20 years, held a small, two-story adobe brick dwelling with a pair of one-story ells and two small wood-frame outbuildings. The northwest lot, which was owned by George A. Smith (a Trustee of the LDS Church) in 1879, held three dwellings—a one-story brick home and a one-story adobe and frame home facing west toward G Street and a one-story brick dwelling facing north onto 1st Avenue.

What remained the same in 1889 was the NW¼ Block 7 Plat D (24 and 30 G Street and an unnumbered residence) and the SW¼ Block 7 Plat D (579 E. South Temple) remained 2½ acre lots. The SE¼ Block 7 Plat D remained in the original platted configuration of two north-south oriented lots. Four residences on the block were constructed of adobe. Other than the Epley/Glendinning House, no buildings from this time period remain on Block 407. (Sanborn Fire Insurance Co. 1889)

The first electric trolleys began to run in the Avenues by 1890 with the South Temple line between downtown, Federal Heights, and the north end of the University of Utah (Wikimedia LLC 2021; (LeSieur 2012, 7) By 1891, the house at 38 G Street, on the southeast corner of 1st Avenue and G Street, had finished construction and was occupied.[3] Constructed as a single-family house of two stories, it is of Victorian style with a two-story projecting bay under a hipped roof. There are four decorative brick beltcourses that align with the top and bottom of both the bottom and top windows where sandstone formed their sills and lintels. The arched transom window in the front façade features original art glass. (Utah State Historical Society 1978)

Residential Period, 1896-1935

As the new century approached, construction was booming in Salt Lake City with much of that construction occurring in the Avenues and along South Temple. The Glendinning property and those in the northeast and southwest quadrants of the block remained substantially similar to what that had been in 1889. Notable changes to these lots were largely limited to minor additions to the dwellings and several new outbuildings.

The most substantial changes to the block occurred in the northwest quadrant. By 1898, the quadrant had been formally divided into four separate parcels (see **Figure 4-7**). Three of the parcels were located in the western two-thirds of the quadrant and fronted on G Street, and one occupied the eastern third of the quadrant and fronted on 1st Avenue. Of the four dwellings on these parcels, only the central one (the adobe and frame dwelling) facing G Street was present in 1889. The remaining three, all of which were one-story brick dwellings, were constructed after 1889. The parcel occupying the eastern third of the northwest quadrant (i.e., the parcel facing 1st Avenue) had a unique feature not found elsewhere on the block. This feature was a long driveway, labeled as a private alley on the 1898 Sanborn map, extending the full north-south length of the parcel along its western edge. This alley remains today.

By 1898, the house at 38 G Street had a one-story rear section and two wood porches constructed, one on both the front and rear. (Sanborn Fire Insurance Co. 1898) The house at 34 G St. was completed in 1899. It is a one-and-a-half story brick building of Victorian Eclectic style and central block form with projecting bays. It originally held front and rear wood porches and a small wood

[3] The original address of 38 G Street according to Sanborn maps was 48 G Street.

shed was located in the northeast corner of the rear yard. (Sanborn Fire Insurance Co. 1911) Only one original 2½ acre block remained at this time; the SW¼ Block 7 Plat D (579 E. South Temple). The NW¼ Block 7 had been formally subdivided within the last 10 years into four lots with a private alley. Three residences had been expanded and numerous new wood outbuildings were present, including a separate wood structure with bedrooms at 579 E. South Temple. The house on the northeast corner of the block is called out on the Sanborn map as having a hen yard. (Sanborn Fire Insurance Co. 1898)

In addition to the changes on individual lots on Block 407, several changes occurred in the broader Avenues/South Temple area. Earlier municipal zoning rules that established criteria for developing lots in this area were abandoned in the 1890s and replaced with new ordinances that helped establish well defined sidewalks, park strips/planting areas, and curb-and-gutter. Such ordinances are responsible for the basic exterior infrastructure of Block 407 as it stands today.

The house at 34 G Street was built ca. 1899. Also in that year, Mr. and Mrs. Kearns purchased the lot on the southwest corner of Block 407 and set about planning what would become their grand estate. Over the course of 1899 and into 1900, the couple acquired two additional adjoining lots for the purpose of expanding their property to accommodate their planned construction. (*The Salt Lake Tribune* 1900a) One of the lots was located in the eastern third of the northwest quadrant of the block and contained a brick dwelling. This lot, as previously discussed, included a private alley that extended south from 1st Avenue. The Kearns Mansion and Carriage House were completed in 1902.

Thomas Kearns also purchased the residential properties at 518 and 524 First Ave. along with a private alley ca. 1899. His intent of purchasing these properties was made clear by 1901 when construction on an apartment block named Kearns Terrace No. 2 was started and occupied by August. Its original addresses were 518, 520, 522, and 524 1st Avenue. The building was used, at least in part, for Kearns Mansion staff overflow housing and had an in-house maintenance and landscape person. (Arrington & Swinton 1987, 67) The walk-up type apartment building was a two-story brick structure and the second such building erected by Kearns.[32] Construction of Kearns Terrace No. 2 preserved the private alley that ran along its west property line from 1st Avenue south, alongside the west edge of the Kearns Carriage House and into the center of the Kearns Mansion parcel. The alley became a driveway access for resident parking at the rear of Kearns Terrace No. 2.

Three separate addresses for 38 G St. were present by 1911 – 38, 40, and 48 G St. (Sanborn Fire Insurance Co. 1911) The Glendinning House is labeled as a dwelling and carriage house is labeled as automobile (garage) on Sanborn maps between 1911 and 1958. (Sanborn Fire Insurance Co. 1911, 1926, 1950, 1958)

Clarence Bamberger purchased the property in 1915 after having previously lived at the Alta Club. Like the original owner Epley, Bamberger was also a mining engineer. Bamberger lived at the property until 1927 when they then rented it to a succession of occupants. (Utah State Historic Preservation Office 1 2021) Likely due to the transitional nature of the property between 1911 and 1935, the property did not experience noticeable change to the buildings or the landscape.

Commercialization Period, 1935-1975

After it was donated to the state to be used as the Governor's home, the Kearns Mansion was refurbished and redecorated in 1938. Henry H. Blood was the first governor to live in the Kearns Mansion. (Lester 1979, 97) By 1945, small trees and bushes began to be seen in historic photos, though they are not contiguously located. Between 1945-1949, two Blue Spruce trees were planted, one each at the southeast and southwest corners and set away from the house.

Upon transfer of the Kearns Mansion property to the state in 1937, the family retained ownership of Kearns Terrace No. 2. (Arrington & Swinton 1987, 67) It continued to be four units through 1942 and it is unknown when the family sold the building. (R.L. Polk & Co. 1942) However, it was likely sold by 1950 when the building had been subdivided and renovated into 14 apartments, the same configuration which it possesses today.[33] (Sanborn Fire Insurance Co. 1950, 1958, 1963, 1969)

Figure 4-8. Kearns Terrace No. 2 as it appeared in 1977. Credit: Utah State Historical Society.

[32] Kearns Terrace No. 1 was located at 600 South and State Street and built ca. 1901. Designed by architect Frederick Albert Hale, it was well known for its detailed appointments. Kearns sold it in July 1917 for $50,000 but apparently held on to Kearns Terrace No. 2. Kearns Terrace No. 2 may have also been designed by Hale, who designed a number of Salt Lake City's most iconic buildings (e.g., the Alta Club, the old Hansen Planetarium, the Masonic Lodge, etc.).

[33] Kearns Terrace No. 2 was last remodeled in 1993. (Salt Lake County 2022)

The house at 34 G Street continued to be listed as a single-family residence through at least 1942 but was formally converted to three apartments prior to 1950. (R.L. Polk & Co. 1942; Sanborn Fire Insurance Co. 1950, 1958, 1963, 1969) Today the building remains as three units and was last remodeled in 1995. (Salt Lake County 2022)

Figure 4-9. 34 G Street as it appeared in 1966. Credit: Utah State Historical Society

By 1950, the house at 38 G St. was listed as five apartments and it remained in the configuration through at least 1968.[34] (Sanborn Fire Insurance Co. 1950, 1958, 1963)

In 1953, the Glendinning property was rented as a home to Dr. Marcus H. and Helen Burton. The Burtons lived in the house at least part time, traveling to their house in New York regularly and leaving their children in Salt Lake City on occasion. Dr. Burton purchased the property in 1957 and began converting it into his dental practice. (Utah State Historic Preservation Office 1 2021)

[34] Today the building has a six-unit configuration, having been last remodeled in 1998. (Salt Lake County 2022)

Figure 4-10. 38 G Street as it appeared in 1966. Credit: Utah State Historical Society.

In 1950, the original backyard at the Kearns Mansion was present as was the semi-circular drive on the west through the west portico. The circulation pathways throughout the site remained the same. There appear to be no plantings on the west, in the rear yard, or the center of the Great Lawn, instead opting for a majority of the site to be covered with manicured lawn as the Kearns' had done. (Aerial Photographs 2022)

J. Bracken Lee was the last Governor to live in the Mansion before moving to the new executive residence on Virginia Street in 1957. Stewardship for the Mansion was placed in the hands of the Utah State Historical Society and served as their offices. (Lester 1979, 97-98) In order to adapt its use to commercial, the entire north lawn, in essence the backyard along the north property line between the carriage house and sidewalk, was converted to parking. (Sanborn Fire Insurance Co. 1958) The year 1958 was also the last where ivy was seen to be growing on the exterior of the Mansion. However, no other landscape changes occurred during the transition. (Aerial Photographs 2022)

Between 1901 and 1975, the Glendinning property had at least six owners, some of whom rented the property to others for short periods of time. (Utah State Historic Preservation Office 1 2021) Likely due to the transitional nature of the Glendinning property between 1935 and 1958, the property did not experience noticeable change to the building exteriors or the landscape. However,

GSBS

the succession of owners did lead to a continuous remodeling of the interior of the house. (Harris 1978) The 1958 aerial clearly shows a driveway from H Street that runs east-west into the Glendinning carriage house and also southwest-northeast to the rear of the house. This was also the last aerial photo to show a complete block of structures. By 1962, three houses on the northeast corner of the block and the Glendinning carriage house were demolished and a dirt lot replaced them. (*Aerial Photographs* 2022)

The transition of converting the entire Glendinning property to commercial use was in earnest by 1962 when the carriage house was demolished for a parking lot. (*Aerial Photographs* 2022) Dr. Marcus Burton's adaptations physically altered the Glendinning House and property for his dental clinic business (see Figure 2-20). The 1963 Sanborn map labeled the house as a store (or commercial use) and dwelling, while the carriage house was labeled as a dwelling on the west and auto and store on the east. (Sanborn Fire Insurance Co. 1963)

By 1966, a one-story east addition and a two-story north addition were constructed as the dental hospital wing and patient rooms respectively. To better accommodate clients, the primary entrance was moved from the central doorway to the southwest doorway and porch. (Utah State Historic Preservation Office 1 2021) Demolition of the Glendinning carriage house led to paving a small asphalt parking lot behind the dental clinic by 1971. The lot further to the north was either unmanicured lawn or a fallow field. A narrow walkway existed between the parking lot and front of the house. (*Aerial Photographs* 2022)

Figure 4-11. Glendinning House boarded up and marketed for redevelopment, 1975.
Credit: Marriott Library, University of Utah

By 1975, the Glendinning house was boarded up and the property marketed as a high-rise condominium site called "The Mansion House," a six-story concrete structure by developer Meeks Writhlin (see Figure 2-22). The sign also stated that it was a "downtown prime location for condominiums." (Cooley 1993) Utah Arts Council Director Ruth Draper mobilized to have the Utah State Legislature step forward to purchase the house with the intent to make it the new office and gallery for the agency. (Utah Division of Arts & Museums 2018)

Preservation Period, 1975-2022

The Utah State Legislature voted in 1975 to purchase the Glendinning House and in 1977 to restore the Kearns Mansion to once again use it as the Governor's official residence. (Lester 1979, 98) At the time, the Kearns Mansion was being used as the offices of the Utah State Historical Society and Utah Office of Fine Arts in the Carriage House. Salt Lake City adopted the state's first historic preservation ordinance in 1976 when they designated South Temple as a local historic district, which was followed in 1978 by the Avenues Historic District. Importantly, these actions provided demolition protection and new construction review for all privately owned buildings on Block 407.

The state's purchase of the Glendinning House led to its first rehabilitation between 1977-1978. (Lester 1979, 235) Exterior restoration removed the two-story addition on the north and moved the main facade entrance back to the center doorway from the southwest corner. (Utah State Historic Preservation Office 1 2021) By 1978, the Utah Arts Council moved in. (Utah Division of Arts & Museums 2018)

After Democratic Governor Scott Matheson won the election in 1977, he proposed moving the Governor's residence from the Virginia Street Executive Residence back to the Kearns Mansion. He felt the Virginia Street location could not meet the needs of his family, nor was it adequate for entertaining. (Arrington, L. & Swinton, H. 1987) Utah had grown rapidly since Governor Lee left the Mansion in 1957. In a span of 20 years Utah's population surged from 826,000 to 1.32 million, a growth of 58%. (Digital Commons 2022) First Lady, Norma Matheson, played a key role during the restoration period (1977-1980) serving as ex-officio on the Executive Mansion Fine Arts Policy Commission. (Arrington, L. & Swinton, H 1987)

The restoration's primary focus was on critically needed updates to the interior. However, one significant change requested by Governor Matheson was to make the Mansion ADA accessible by adding a wheelchair lift and porch to the porte cochère. Porch steps on the new structure were designed to have a gradual rise. (Parkinson 1978) The Governor was a proponent for accessibility and received an award in March of 1982 for his many efforts. (Shields 1982) The addition of the wheelchair lift necessitated moving the circulation path of the driveway so it passed in front of the new porch instead of underneath.

In preparation for the move to the Kearns Mansion, the state commissioned the FBI to assess security for the Kearns Mansion property. (Oberbeck, 1999) The report prompted the state to purchase 30 G Street, a small Queen Anne Style home built in 1905 immediately adjacent on the northwest. (Huffaker 1999)

Figure 4-12. Kearns Terrace No. 2 as it appeared in 1983.
Credit: Utah State Historical Society.

Governor Mike Leavitt held office from 1993-2003 but only lived at the Mansion for a short time, opting instead to use it for "official events." (The Salt Lake Tribune 1996) A major change to the block and Mansion landscape came in April of 2000 when the state-owned Victorian era home at 30 G Street was demolished to create more parking in spite of preservation efforts from local residents. (Huffaker 2000) The lot was incorporated into the existing boundary and paved.

The Glendinning site and building received some alterations in 2018 – their 40th anniversary year at the building – with creation of a public sculpture pad and adjacent "thought garden," irrigation replacements, a new ADA parking configuration, and new plantings.

Individual Property Narratives

34 G Street

The house at 34 G Street was built ca. 1899. It is a 1½-story brick building of Victorian Eclectic style and central block form with projecting bays. It originally held front and rear wood porches and a small wood shed was located in the northeast corner of the rear yard. (Sanborn Fire Insurance Co. 1911) Design and/or construction are attributed to E.W. Druce and I.F. McLachlin, though its design was likely obtained from a pattern book. (Utah State Historical Society 1978)

The original residents of the house, the Pratts, were also its longest residents having lived there between at least 1904 and 1939. Ernest Pratt was employed for 38 years by the Alta Club, as a clerk and bartender before rising to the role as General Manager. Ernest Pratt died in 1938 and the house was sold. Stanley A. Cunliffe, a brakeman, lived in the house for one year and advertised it with rooms for rent in 1939, likely seeking additional income. (Utah State Historical Society 1978)

The Great Depression hit the Avenues hard and many single-family residences were subdivided into apartments. (LeSieur 2012) However, 34 G Street was able to hold out a bit longer before subdividing into more units. The house was formally converted to three apartments in the early 1940s. (R.L. Polk & Co. 1942; Sanborn Fire Insurance Co. 1950, 1958, 1963, 1969; Utah State Historical Society 1978) Today the building remains as three units and was last remodeled in 1995. (Salt Lake County 2022)

38 G Street / 510 1st Avenue

The residence at 38 G. St was built in 1891 by Harry G. Naisbitt. (Utah State Historical Society 1978) It is a 2½-story, brick, Victorian Eclectic style central block with projecting bays. By 1898, the house was shown to also have a one-story rear section and two wood porches, one on both the front and rear. (Sanborn Fire Insurance Co. 1898)

A brick addition was made in 1904. (Utah State Historical Society 1978) Three separate addresses for the property - 38, 40, and 48 G Street - were present by 1911 which exhibits that it was converted into three units by this time. (Sanborn Fire Insurance Co. 1911) Different configurations of the house are advertised for rent over the years: 10 rooms in 1926; 14 rooms in 1927; and seven rooms in 1934.

The Great Depression hit the Avenues hard and many single-family residences were subdivided into apartments. (LeSieur 2012) However, 38 G Street was able to hold out a bit longer before subdividing into more units. Mary and Robert DeLaMare purchased the house in 1936 and lived here until 1961, renting out the other units. (Utah State Historical Society 1978) The house was listed as vacant in 1942, the same year that R.G. DeLaMare received a building permit for an apartment

remodeling by contractor V.A. Bettilyon. Value of the permit was $4,000.[35] (R.L. Polk & Co. 1942; newspapers.com)

By 1950 the building was listed as five apartments and it remained in the configuration through at least 1968. (Sanborn Fire Insurance Co. 1950, 1958, 1963) The building was listed for sale as a six-plex in 1968 for $31,950.[36] Today the building has a six-unit configuration having been last remodeled in 1998. (Salt Lake County 2022)

518-520 1st Avenue

Thomas Kearns purchased the residential properties at 518 and 524 1st Avenue along with a private alley ca. 1899. His intent was made clear by 1901 when construction on an apartment block named Kearns Terrace No. 2 was started, concurrently happening while the Kearns Mansion was under construction. Locally renowned contractor P.J. Moran was reported to hold the contract for the plumbing but may have been more extensively involved as well. (The Salt Lake Tribune 1901, 8) This was the second such apartment block development by Kearns and as such may have also been designed by Frederick Albert Hale,[37] who designed dozens of Salt Lake City's most iconic historic buildings.[38]

The style of Kearns Terrace No. 2 is a Four-Unit Block. (Carter and Goss 1991, 80) The four-unit block is described as a mirror-image duplication of units within a single structure. Entries for units in the Kearns Terrace No. 2 follows the form as two units share a single-entry point within each half. As the brick structure is two stories in height, each dwelling had first and second floor spaces. Its original addresses were 518, 520, 522, and 524 1st Avenue.

The building was occupied by its first residents by August 1901. One of the features within the building was the installation of a Westinghouse electric light system and fixtures, the same that were used throughout the Kearns Mansion. (The Salt Lake Tribune 1902, 2) Each dwelling had seven rooms, a fireplace, a front balcony, and a rear or side one-story wood porch. (Sanborn Fire Insurance Co. 1911; *The Salt Lake Tribune* 1911, 13) The building had an in-house maintenance and landscape person.

The Great Depression hit the Avenues hard and many single-family residences were subdivided into apartments. (LeSieur 2012) However, the Kearns Terrace No. 2 was able to hold out a bit longer before subdividing into more units as the building continued to be four units through 1942. (R.L. Polk & Co. 1942) It is unknown when Thomas Kearns or the Kearns family sold the building,

[35] The project's value in 1942 was $69,000 in 2022 dollars.
[36] The property's value in 1968 is $258,527 in 2022 dollars.
[37] Also spelled as Frederic in some sources.
[38] Kearns Terrace No. 1 was located at 600 South State Street.

however, it was likely prior to 1942. Starting that year, the individual units were available for sale as 524 was advertised for $8,000.[39] However, by 1950 the building was subdivided and renovated into 14 apartments, the same configuration which it possesses today. (Sanborn Fire Insurance Co. 1950, 1958, 1963, 1969) It was last remodeled in 1993. (Salt Lake County 2022)

[39] The value of the unit in 1942 was $137,987 in 2022 dollars.

Architectural Data

The purpose of this Architectural Data section is to provide a survey and analysis of the exterior conditions of the three privately owned buildings on Block 407. Photographs visually document the conditions of the structures while narrative and tabular data compile further notes on the condition. All photographs were taken from the public right of way.

The architectural data assessment was conducted and report prepared by Kirk Huffaker of Kirk Huffaker Preservation Strategies, Salt Lake City, between November 2021 – February 2022. For detailed information on the Architectural Data, refer to the Facilities Condition Assessment.

Evaluation & Integrity Assessment

Evaluation – Period of Significance

The Site History above provides a thorough documentation of the history of private structures on Block 407 and their evolution. The chapter establishes the following chronological periods to organize and frame that history:

Pre-1847	Indigenous Period
1847-1896	Settlement Period
1896-1935	Neighborhood Development Period
1935-1975	Commercialization Period
1975-2022	Preservation Period

Within and among these periods, the periods most relevant to the private historic structures of Block 407 as it remains today are the late Settlement Period, the Neighborhood Development Period, and the early Commercialization Period. Specifically, the relevant period of significance is 1857 to 1942. It was in 1857, during the Settlement Period, that Plat D was created and established the street and block grid characterizing the Avenues neighborhood and distinguishing it from the adjacent neighborhood to the south. The house at 38 G Street was built during the Settlement Period. The bulk of the built environment characteristics that exist today on Block 407 were established during the Neighborhood Development Period including the construction of 34 G Street and Kearns Terrace No. 2, and conversion of 38 G Street to apartments. During the Commercialization Period, both 34 G Street and Kearns Terrace No. 2 were renovated to include more apartments. While these significant interior changes had occurred by 1942, all three of the building's exteriors hold strong architectural integrity that reflect their original design.

Documentation of Historical Significance

Federal statute at 36 CFR 60.4 sets forth specific thresholds cultural resources must meet to be considered eligible for listing on the National Register. To be eligible for or listed on the National Register, a resource must meet one or more of the following criteria and must retain sufficient integrity (discussed later in this section) to convey the historical associations, architectural or engineering principles, or cultural/scientific information on which the relevant criterion or criteria are based:

> *Criteria A:* Be associated with events that have made a significant contribution to the broad patterns of our history,
> *Criteria B:* Be associated with the lives of persons significant in our past,
> *Criteria C:* Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, and/or
> *Criteria D:* Has yielded, or may be likely to yield information important in prehistory or history.

These criteria are often used at the state level, including in Utah, to evaluate cultural resources, designate those considered historically significant, and apply state and federal regulations regarding additional opportunities and considerations that must be afforded to resources meeting one or more of the criteria (i.e., those resources determined eligible for listing on, or actually listed on, the National Register).

At the time of this writing, the entirety of Block 407 is encompassed by a pair of National Register historic districts—the South Temple Historic District and the Avenues Historic District. The South Temple Historic District encompasses the southern half of the block, including the Kearns Mansion and Carriage House and the Glendinning House. The Avenues Historic District encompasses the north half of the block and all three privately owned structures. All of the historic buildings on the block have been determined through previous evaluations to contribute to the historic districts under Criterion C for their architectural merit. The Kearns Mansion is also listed individually (as of 1970) on the National Register under Criteria B and C. Analysis and evaluation of the three privately owned structures on the block has been limited to what is seen from the public right-of-way.

In addition to being listed on the National Register, the properties of Block 407 are included on the local, Salt Lake City, historic landmarks register. Specifically, the Avenues and South Temple historic districts also are designated as local historic districts under the same criteria and for the same reasons as they are listed on the National Register. As local historic districts, these areas, and the properties within them, are subject to the *Salt Lake City Community Preservation Plan* (adopted

October 23, 2012) and the Salt Lake City Section 21A.34.020 Historic Preservation Overlay ordinances, which establish design guidelines for new structures and alterations of existing ones, demolition parameters, and landscape design directives, among other protocols, intended to maintain the historical character of the districts.

Integrity Assessment

Cultural resources that are considered significant under one or more of the criteria of the National Register can only be considered eligible for or listed on the Register if they retain sufficient integrity of those characteristics important to conveying the association(s) with events, patterns of history, or people; reflecting the type, style, manner of construction, or artistic value they are purported to represent; or allowing for the extraction of meaningful and scientifically valid information through detailed investigation, such as archaeological data recovery.

National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* states that "Integrity is the ability of a property to convey its significance... Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant." The seven aspects of integrity included in the National Register criteria are location, design, setting, materials, workmanship, feeling, and association.

The discussion below defines each of the elements of integrity and assesses the integrity of the privately-owned historic structures relative to them individually.

Location: This element of location is defined as the place where the building was constructed or the where the historic event occurred. All three privately-owned historic structure retain integrity of location because the overall block and the properties within it remain in their original locations. None of the major extant historical features have been relocated.

Design: The element of design is defined as the combination of elements that create the form, plan, space, structure, and style of a building. Each individual property on the block is part of a communal whole of design elements on Block 407. Communal features include the perimeter sidewalks, park strips, and utilities such as the steel lattice poles along South Temple. It also includes the overall spatial organization of the block, with its massing of buildings and structures. Individual elements of design are found on a property-by-property basis and include the spatial relationships of the

historical buildings to other features on their respective parcels. All three privately-owned historic structures retain integrity of design through their original form, scale, mass, and setback. The houses at 34 G Street maintain their original fenestration patterns and orientation. Kearns Terrace No. 2 maintains its original fenestration pattern, though is minorly compromised by the infill of former balconies, as well as its original orientation and entry sequence.

Setting: This element of setting is defined as the physical environment of a historic property. All three privately-owned historic structures retain integrity of setting from the period of significance save for the changes to setting created to the rear of each building to create parking lots. Despite this change, Block 407 retains sufficient integrity and is somewhat mitigated by their less publicly visible location.

Materials: This element of materials is defined as the physical elements that were combined or deposited during the particular period(s) of time and in a particular pattern or configuration to form the historic property. All three privately-owned historic structures retain integrity of materials used in their original craftsmanship with only minor alterations. The masonry of both Kearns Terrace No. 2 and 38 G Street have been painted, while 34 G Street is sheathed in stucco. Few non-historical materials have been introduced and have been limited to replacement windows (all three), skylights (Kearns Terrace), porch railings (34 G Street), and gutters (all three).

Workmanship: The element of workmanship is defined as the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Overall Block 407 retains integrity of workmanship, however, when viewed by individual property the level of integrity varies, though all three privately-owned historic structures retain integrity of workmanship. At 34 G Street, the workmanship is reflected in the wood trim of the gables which includes fishscale and rectangular shingles, and the complex house and roof forms. At 38 G Street, the workmanship is reflected in wood trim of the gables which includes fishscale shingles, curved pieces, and built-up cornices with dentils, patterned brick beltcourses, prominent sills and lintels, rough cut sandstone integrated into the beltcourses, and stained and leaded glass windows. At Kearns Terrace No. 2, the workmanship is reflected in the rusticated stone foundation, built-up cornices with a wide frieze, and the complex form with a series of projecting and recessed features.

Feeling: The element of feeling is defined as a historic property's expression of the aesthetic or historic sense of a particular period of time. All three privately-owned historic structures retain integrity of feeling from the period of significance in terms of its context, design, and use. The minor alterations and additions that are present do not substantially alter the feeling of the three privately-owned historic structures. More substantially, the parking lots impact the integrity of feeling. However, their placement behind historic structures mitigates this from the public view.

Association: The element of association is defined as the direct link between the important historic event or person and a historic property. Block 407 retains integrity of association with the historical themes of community planning, social trends, and politics under Criterion A, with Thomas Kearns under Criterion B and C. The other buildings – including the Glendinning House, 34 and 38 G Street, and Kearns Terrace No. 2 – have the majority of their significance tied to the theme of architecture under Criterion C, but do retain their association with their original events and persons through the presence and retention of original physical features that convey the property's historic character.

D. HSR APPENDIX

Historic Structures Report – Appendix
Block 407, Salt Lake City

September 1, 2022

Produced for the Division of Facilities Construction and Management, State of Utah

Produced by Kirk Huffaker Preservation Strategies

Appendix Table of Contents

Appendix I

Kearns Mansion and Carriage House,
Elevations and Floor Plans, 1900

Residence of
Hon. Thos. Kearns
Salt Lake City Utah

Front Elevation

Scale. 1/8 = 1 foot

C. M. Neuhausen
Architect

Residence of
Hon Thos Kearns
Salt Lake City, Utah

West Elevation

Scale, 1/8" = 1 foot

C.M. Neuhausen
Architect

RESIDENCE OF
HON. THOS. KEARNS
SALT LAKE CITY UTAH

REAR ELEVATION

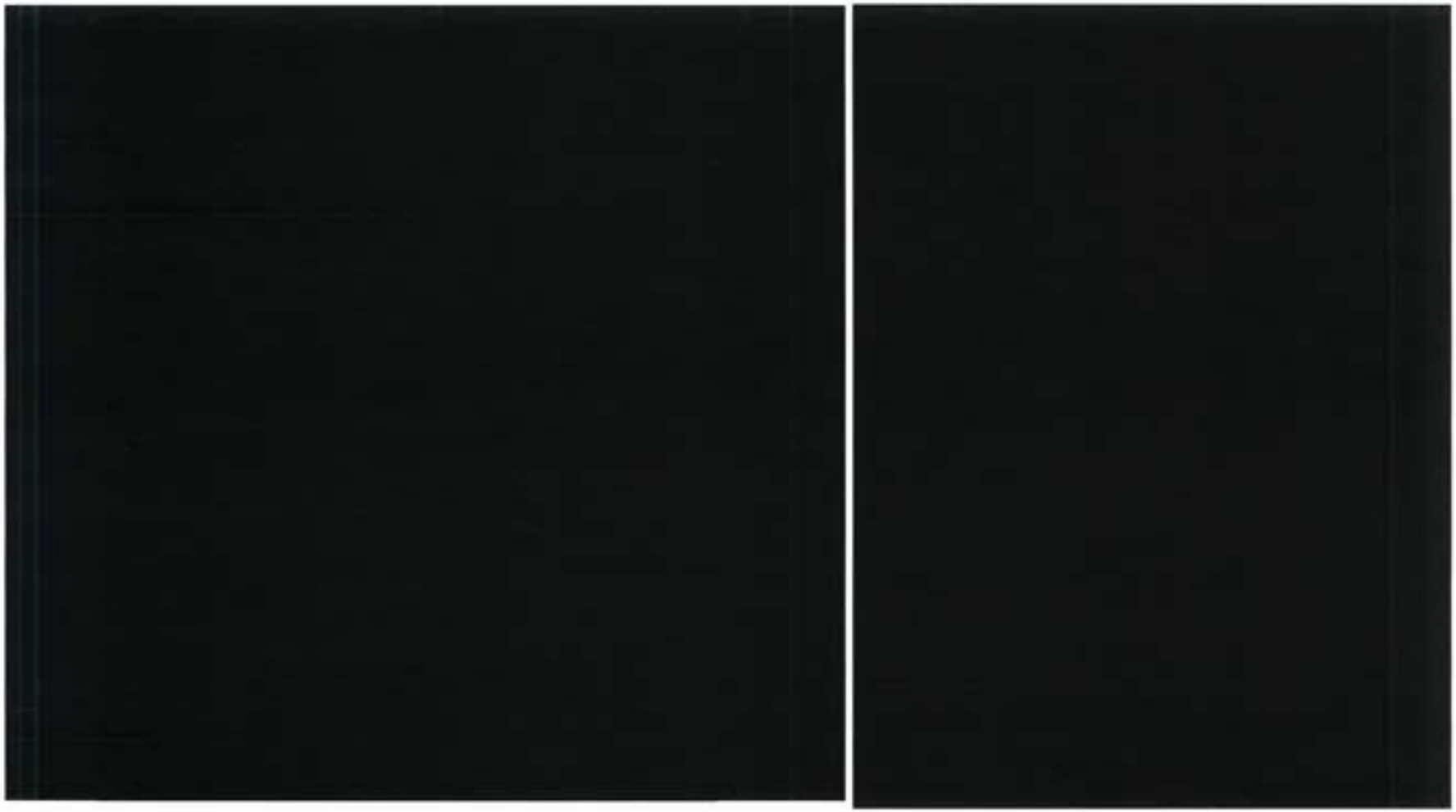
C.M. Neuhausen
Architect

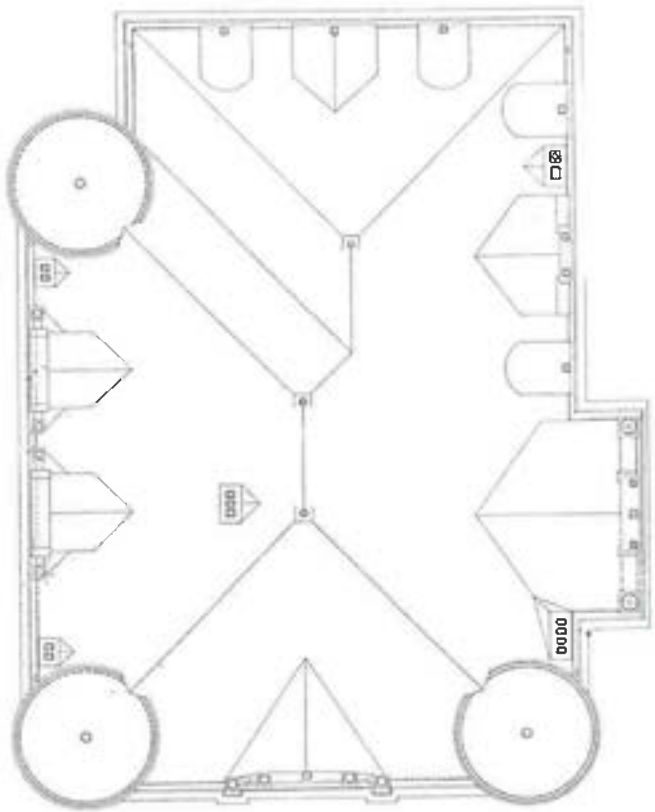
Residence of
Hon. Thos. Kearns
Salt Lake City. Utah

Scale 1/8" = 1 foot.

East Elevation

C. M. Neuhausen
Architect





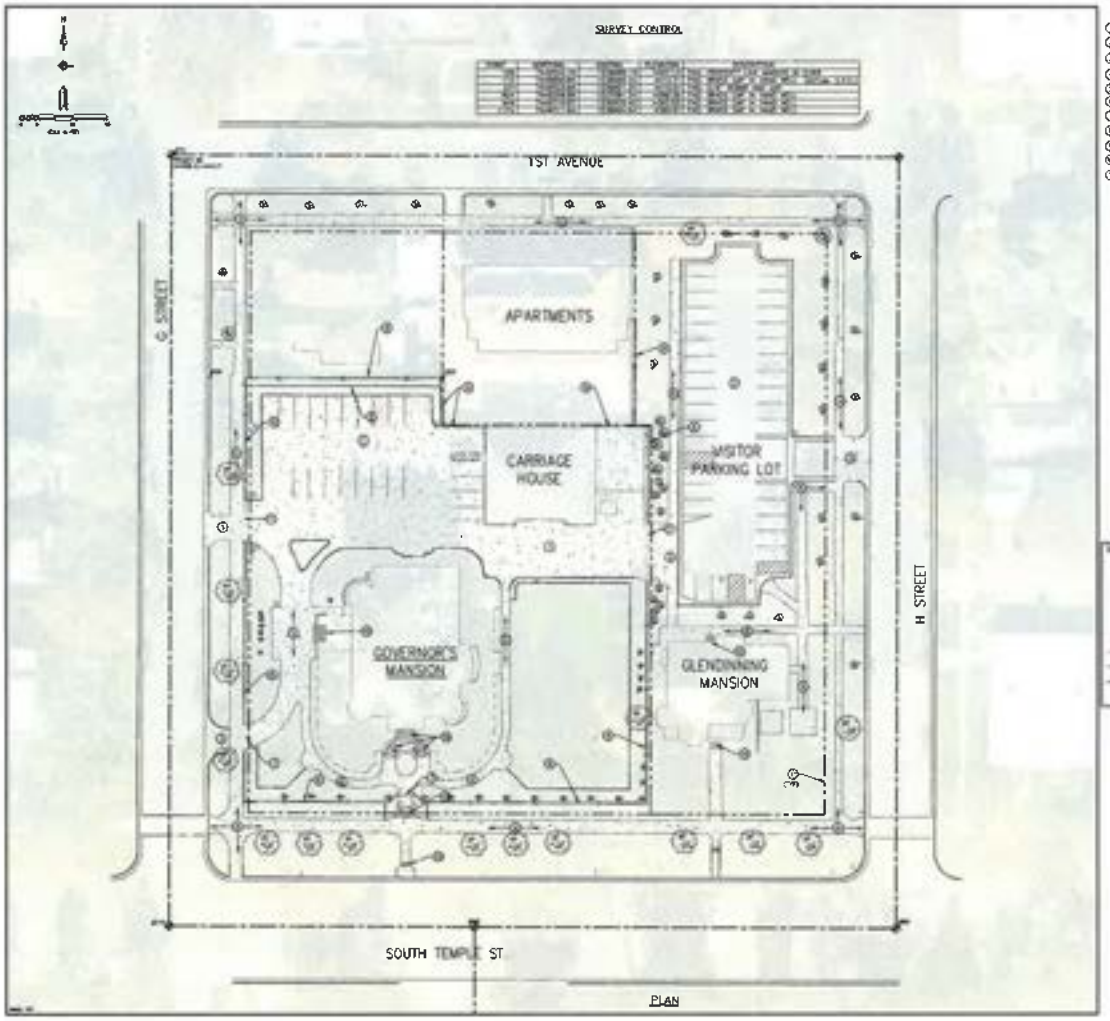
Roof Plan

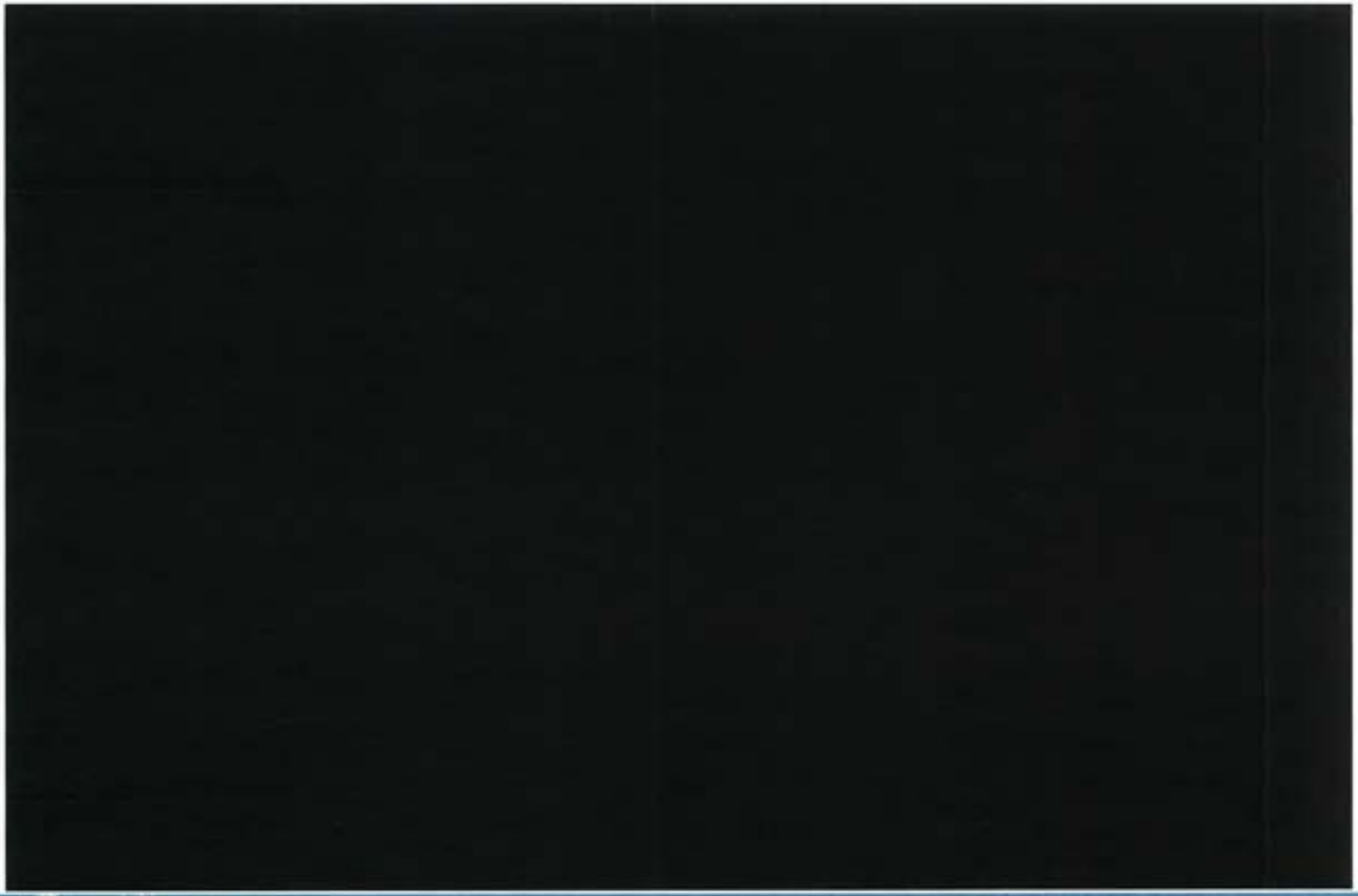
Residence of
Hon. Thos Kearns
Salt Lake City. Utah

C.H. Reichardsen
Architect

Appendix II

Civil Engineering – Existing Site Plan and Existing Utility Plan


SURVEY CONTROL
1ST AVENUE
C STREET
H STREET
APARTMENTS
CARRIAGE HOUSE
VISITOR PARKING LOT
GOVERNOR'S MANSION
GLENDINNING MANSION
SOUTH TEMPLE ST
PLAN
GSBS
BOWEN COLLINS
BLOCK 40 / MASTER PLAN
C-01



Appendix III

Structural Engineering – Block 407 Master Plan,
Seismic Evaluation Tier I, Governor's Mansion

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REAVELEY
Engineers

COVER SHEET DEVELOPED FROM PDF USED

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EXECUTIVE SUMMARY

The Governor's Mansion was well designed for its era of construction. Building structural elements are generally in good condition. The seismic strengthening, performed in 1998, significantly improved the buildings ability to remain intact following an earthquake. This evaluation (Tier 1 Screening) identifies potential structural deficiencies inherent in the building. Further analysis is required to identify and evaluate building deficiencies and determine the amount of strengthening that may be required to meet expected performance objectives.

Tier 1 Potential Deficiencies and Recommendations

The following are potential structural deficiencies. These items may prove acequate with further detailed evaluation (Tier 2). Potential deficiencies prevent the building from achieving a Collapse Prevention structural performance level for a significant seismic event. Some items listed below were marked as "Unknown" due to the limited amount of field verification that was possible during this evaluation. Many of these items were strengthened in 1998. Further evaluation may be required to determine if these upgrades meet today's expected building performance.

Potential Deficiency	Status	Comments
Load Path	Unknown	Adequacy of 1998 improvements to meet performance objective needs verification.
Vertical Irregularities	Unknown	Upper wood shear walls are not continuous or tied to walls below.
Walls Connected through Floors	Non-Compliant	Wood Shearwalls on upper floor are not connected through the floor.
Hold-Down Anchors	Non-Compliant	Wood Shearwalls on upper floors do not have hold-down anchors.
Wood Ledgers	Non-Compliant	Wood Ledgers added in 1998 are in Cross-Grain Bending

Recommendations:

1. Determine building performance objectives - Understanding the expected damage state desired following an earthquake will inform priorities and level of strengthening.
2. Perform a Tier 2 analysis to identify building deficiencies and amount of strengthening that may be required to meet building performance objectives.
3. Field Verification - Several potential deficiencies are dependent on verification of 1998 upgrades. Any time a wall, floor, or ceiling is opened, we recommend observing and documenting existing conditions and installed upgrades.

EVALUATION BASIS

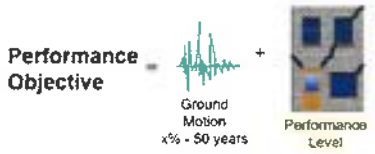
This report presents results of a Tier 1 Seismic Evaluation in accordance with ASCE 41-17 [1]. This code is a nationally recognized standard that addresses the seismic performance and rehabilitation of existing buildings. The Tier 1 "Screening Phase" procedure allows potential deficiencies to be identified given the desired performance objective, seismic hazard, site geology, and building information available. The following sections of this report present the basis for the evaluation.

ASCE 41 Evaluation Tiers

Tier 1 - is a screening phase and uses a series of checklists, site observation, and quick check calculations to identify potential deficiencies.
Tier 2 - is a deficiency based process where potential deficiencies found in the Tier 1 evaluation are analyzed in more detail. Building structural deficiencies are identified in a Tier 2 analysis.
Tier 3 - systematic evaluation with a detailed evaluation of each lateral force resisting system element. This high-resolution evaluation reveals the anticipated level of performance of the current building or in a strengthened condition. This level effort helps minimize the amount of strengthening required and provides a higher level of confidence in building performance following an earthquake.

Performance Objectives

Building performance can be described in terms of safety afforded to building occupants, cost and feasibility of restoring the building to its pre-earthquake condition, and length of time the building is removed from service for repairs. These performance characteristics are directly related to the extent of damage that is sustained by the building and its systems in a seismic event. Therefore, the first step in the seismic evaluation process is to determine the desired building performance objective which defines the acceptable amount of damage caused by a specified earthquake. A performance objective consists of pairing selected seismic hazard level with a target performance level.



ASCE 41 identifies different levels of performance and seismic hazards. The building owner and design professional have the flexibility to choose the desired building performance objective. Selecting the appropriate building performance objective involves important and sensitive matters such as occupant safety, economics, and tolerance to operational interruption.

A standard approach to determining an appropriate performance objective is to use the Basic Performance Objective for Existing Buildings (BPOE) as defined in ASCE 41-17. This method matches building Risk Category as defined in International Building Code with a performance objective defined in ASCE 41-17.

The Governor's Mansion would be classified as a Risk Category II structure according to the 2018 IBC, however, due to the use and purpose of the building a Risk Category III classification may be warranted. The performance objective corresponding with Risk Category III structures is shown in the following table.

Hazard Level	Performance Level
BSE-1E	Immediate Occupancy
BSE-2E	Life Safety

The purpose of this dual performance objective is to ensure the building will continue to support the community's needs in the event of moderate earthquake and will protect life safety during and after a large earthquake.

Performance Levels

Structural performance levels relate to the post-earthquake damage state of primary structural elements such as concrete and masonry walls, steel moment frames and diagonal braces, foundations, and floor and roof structures.

Structural Performance Level Definitions

Operational	Structural and non-structural components can provide the same functions they provided in the building before the earthquake, utilities are available, loss < 5% of value.
Immediate Occupancy	The structure remains safe to occupy and essentially retains its pre-earthquake strength and stiffness but may not function, negligible structural damage and minor non-structural damage, limited interruption of operations, losses < 15% of value.
Life Safety	The structure has significant structural damage components but retains a margin against the onset of partial or total collapse, some injuries may occur, extensive non-structural damage, building not safe to occupy until repaired, losses < 30% of value.
Collapse Prevention	The structure has severely damaged structural components and continues to support gravity loads but retains no margin against collapse, significant potential for injury but not wide scale loss of life, extended loss of use, repair may not be practical, loss >> 30%.

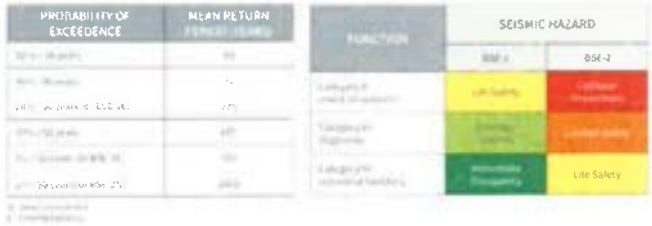
Figure 1 – Performance Level Graphic per FEMA 451B

Seismic Hazard Levels

Seismic hazard levels are defined statistically. Earthquakes with a low probability of occurring have more intense ground shaking than earthquakes with a high probability of occurrence. The definitions below list the four most used seismic hazard levels in the ASCE 41 procedure along with their probability of exceedance over a 50-year time frame. Note that seismic hazards with low probabilities have higher ground shaking intensity than seismic events with high probabilities.

Seismic Hazard Level Definitions, BSE – Basic Safety Earthquake:

BSE-1E	Seismic hazard with a 20% probability of exceedance in 50 years (225 year mean return period).
BSE-2E	Seismic hazard with a 5% probability of exceedance in 50 years (975 year mean return period).
BSE-1N	Seismic hazard with approximately 10% probability of exceedance in 50 years (475 year mean return period). This is the hazard level used in design for new buildings assigned to Risk Category II and is 2/3 of the BSE-2N.
BSE-2N	Seismic hazard with approximately 2% probability of exceedance in 50 years (2,475 year mean return period). This is the hazard level used in design of new buildings assigned to Risk Category IV. It is the seismic hazard taken as the Maximum Considered Earthquake per ASCE 7-16 *Minimum Design Loads for Buildings and Other Structures*.



BSE-1N and BSE-2N are seismic hazard levels that are equivalent to new building standards (N signifies "new"). BSE-1E and BSE-2E are seismic hazard levels that are typically used to evaluate existing buildings (E signifies "existing"). The level of damage and potential economic loss experienced by buildings rehabilitated using BSE-1E and BSE-2E will be greater than that experienced in similar, properly designed and constructed buildings using the BSE-1N and BSE-2N. There are three reasons for accepting a somewhat greater risk in existing buildings:

1. The increase in risk is tempered by the recognition that an existing building often has a shorter remaining life than a new building. For example, a new building with a 50-year design life cycle has a higher chance of experiencing a large seismic event than an existing building with 30 years remaining in its life. This rationale is less applicable when a retrofit renews the building or is intended to substantially extend its useful life.
2. The cost of retrofitting existing buildings to achieve performance equivalent to new buildings is often disproportionate to the incremental benefit. In some cases, it is not realistic to retrofit an existing building to meet new building standards.
3. Accepting performance less than full code compliance ensures that recently constructed buildings are not immediately rendered deficient whenever the code changes.

The Governor's Mansion was evaluated for the BSE-1E and BSE-2E hazard levels.

Site Geology

The building site is near the Wasatch Fault in a region of a high seismicity (see figure 2). According to seismologists, the chance of a magnitude 7.0 or greater earthquake occurring on the Wasatch fault in the next 100 years is in the 25th percentile. The objective of this ASCE-41 Tier 1 evaluation is to identify potential building deficiencies in terms of seismic performance.

ASCE 41-17 defines minimum levels of lateral force used in the evaluation of existing structures. These ground motions are related to seismic response coefficients obtained from United States Geological Survey (USGS) contour maps developed in cooperation with the National Earthquake Hazards Reduction Program (NEHRP). The contour maps are separated into two categories—short and long periods, which correspond to a vibration period of 0.2 seconds and 1.0 seconds, respectively. The period of a structure is the amount of time required to complete one cycle of natural vibration. A stiff building will have a short period, and a flexible building will have a long period.

Seismic Ground Motion Parameters

Accurate predictions of seismic ground motions are needed to obtain reliable seismic evaluation results. Ground motion parameters were obtained from published maps (Pacific Earthquake Engineering Research Center, NGA West 2) see Table 1. A site-specific seismic hazard analysis could provide more accurate results. However, ASCE 41-17 indicates mapped values are acceptable. Ground shaking intensity is measured in terms of horizontal acceleration as a percent of gravity.

Table 1 – Seismic Hazard Levels and Ground Shaking Intensity

Hazard Level	Ground Motion Parameters	
	S_{XS}	S_{X1}
BSE – 1E	0.41g	0.217g
BSE – 2E	1.089g	0.672g

S_{XS} = Short Period Acceleration (more applicable to rigid buildings)
S_{X1} = Long Period Acceleration (more applicable to flexible buildings)

Figure 2 Surface Fault Rupture Special Study Areas and Liquefaction Potential.

At the time of this report, a geotechnical investigation has not been completed. For this initial review, the Default D soil class was assumed, as prescribed by ASCE-41 when a geotechnical investigation is not conducted. Experience in this region confirms that this soil classification is most likely to be confirmed by a geotechnical investigation.

BUILDING INFORMATION

The building was constructed in 1902 as a residence for Thomas Kearns. Original construction documents are very limited and do not include structural information. Following a fire in the residence, a renovation including a seismic upgrade was performed in 1998. This evaluation is based primarily on information contained in 1998 construction documents and site observations conducted in 2021. Appendix A contains structural framing plans from 1998 documents.

The building has a basement with 3-suspended floors and a pitched roof. Exterior wall construction is 18" – 24" thick, stone bearing walls. Interior walls are 13" thick unreinforced masonry bearing walls. The main floor has a concrete slab supported by steel beams that are anchored into exterior stone walls or interior masonry walls. Level 2 and Level 3 floor framing has 2-layers of diagonal 1x tongue-and-groove sheathing supported by wood joists. Joists are supported by multi-ply 2x beams, masonry and stone bearing walls (see photos 15-17). The roof has wood 2x framing bearing on the exterior stone walls as well as the interior

masonry bearing wall (see photos 5-9). The roof was overlayed with new plywood sheathing in the 1998 renovation.

The lateral system is comprised of stone perimeter walls (see photos 1-4) and interior unreinforced masonry walls. Because this building was constructed before seismic hazards were known and seismic design measures were not included in building codes, the building has limited inherent seismic resistance. The 1998 renovations included seismic upgrade measures primarily strengthening floor and roof diaphragms and anchoring diaphragms to walls. This effort improves the seismic performance of the building structure by keeping structural elements interconnected.

POTENTIAL STRUCTURAL SEISMIC DEFICIENCIES

An ASCE 41-17 Tier 1 screening consists of a series of checklists and simple quick check calculations that are used to identify potential structural seismic deficiencies for a given building. Cursory on-site investigations were carried out to approximate the existing conditions of the building. Items in the Tier 1 checklists were marked as Compliant (C), Non-compliant (NC), Not Applicable (N/A), or Unknown (U). For copies of the completed checklists, please see Appendix B. For supporting photographs and calculations used to support determinations on the checklists, please see Appendices C & D respectively. The following summarizes the results of the Tier 1 evaluation. Several potential deficiencies were found, and these are listed below.

1. Load Path: Unknown – The 1998 renovation greatly improved load path. Additional detailed evaluation and field investigation is required to verify retrofitted connections meet desired performance objectives.
2. Vertical Irregularities: Compliant/Unknown – Masonry and stone walls are compliant. Upper floor wood shear walls are not continuously tied to the foundation. Verification or strengthening is required.
3. Shear Stress Check: Unknown –
4. Walls connected through floors: Noncompliant – Construction documents indicated walls on upper floors are not connected through the floor with steel connectors.
5. Proportions: Unknown –
6. Straight Sheathing – Verification is required if existing floor diaphragms were overlaid with plywood sheathing during the renovation.
7. Hold-Down Anchors – The 1998 renovation does not indicate hold-down anchors were added to upper wood shearwalls. Verification is required.
8. Wood Ledgers – The 1998 renovation includes details having wood ledgers in cross-grain bending.
9. Wall Anchorage - Quick Check is required to verify if upgraded anchors added in 1998 are adequate.
10. Beam, Girder, and Truss Supports: Compliant/Noncompliant – Beam framing members are pocketed into masonry and stone bearing walls. Anchors were added in 1998 renovation to connect wall to joists and diaphragm.

DISCLAIMER

The opinions and recommendations contained in this report are based on available drawings, on field investigations performed as a part of this project, and on analysis and calculations performed based on the information gathered. This report does not address any other portions of the structure other than the areas mentioned, nor does it provide any warranty, either expressed or implied, for any portion of the existing structure. The recommendations presented in this report are limited by the extent and accuracy of information available to us during this evaluation. Conditions detrimental to the structure may exist which are not documented in the original drawings and were not visible or were not otherwise discovered during the field observation portion of this investigation. This report is intended for planning purposes only and not for construction.

REFERENCES

1. American Society of Civil Engineers, & Structural Engineering Institute. (2017). *Seismic evaluation and retrofit of existing buildings: ASCE/SEI 41-17*.
2. International Code Council. (2017). *2018 IEBC: International Existing Building Code*.

APPENDIX A

ASCE 41-17: Tier 1 Checklists

Table 17-1. Very Low Seismicity Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Structural Components			
C NC N/A U	LOAD PATH: The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.	5.4.1.1	A.2.1.1
C NC N/A U	WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7.	5.7.1.1	A.5.1.1

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Table 17-2. Collapse Prevention Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Low Seismicity			
Building System—General			
C NC N/A U	LOAD PATH: The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.	5.4.1.1	A.2.1.1
C NC N/A U	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 0.25% of the height of the shorter building in low seismicity, 0.5% in moderate seismicity, and 1.5% in high seismicity.	5.4.1.2	A.2.1.2
C NC N/A U	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure.	5.4.1.3	A.2.1.3
Building System—Building Configuration			
C NC N/A U	WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above.	5.4.2.1	A.2.2.2
C NC N/A U	SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above.	5.4.2.2	A.2.2.3
C NC N/A U	VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation.	5.4.2.3	A.2.2.4
C NC N/A U	GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines.	5.4.2.4	A.2.2.5
C NC N/A U	MASS: There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered.	5.4.2.5	A.2.2.6
C NC N/A U	TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension.	5.4.2.6	A.2.2.7

continues

Table 17-2 *(Continued)*. Collapse Prevention Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Moderate Seismicity (Complete the Following Items in Addition to the Items for Low Seismicity)			
Geologic Site Hazards			
C NC N/A U	LIQUEFACTION: Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building.	5.4.3.1	A.6.1.1
C NC N/A U	SLOPE FAILURE: The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure.	5.4.3.1	A.6.1.2
C NC N/A U	SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated.	5.4.3.1	A.6.1.3
High Seismicity (Complete the Following Items in Addition to the Items for Moderate Seismicity)			
Foundation Configuration			
C NC N/A U	OVERTURNING: The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$.	5.4.3.3	A.6.2.1
C NC N/A U	TIES BETWEEN FOUNDATION ELEMENTS: The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.	5.4.3.4	A.6.2.2

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Table 17-3. Immediate Occupancy Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Very Low Seismicity			
Building System—General			
C NC N/A U	LOAD PATH: The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.	5.4.1.1	A.2.1.1
C NC N/A U	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 0.5% of the height of the shorter building in low seismicity, 1.0% in moderate seismicity, and 3.0% in high seismicity.	5.4.1.2	A.2.1.2
C NC N/A U	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure.	5.4.1.3	A.2.1.3
Building System—Building Configuration			
C NC N/A U	WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above.	5.4.2.1	A.2.2.2
C NC N/A U	SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 60% of the average seismic-force-resisting system stiffness of the three stories above.	5.4.2.2	A.2.2.3
C NC N/A U	VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation.	5.4.2.3	A.2.2.4
C NC N/A U	GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines.	5.4.2.4	A.2.2.5
C NC N/A U	MASS: There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered.	5.4.2.5	A.2.2.6

continues

Table 17-3 *(Continued)*. Immediate Occupancy Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
C NC N/A U	TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension.	5.4.2.6	A.2.2.7
Low Seismicity (Complete the Following Items in Addition to the Items for Very Low Seismicity)			
Geologic Site Hazards			
C NC N/A U	LIQUEFACTION: Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building.	5.4.3.1	A.6.1.1
C NC N/A U	SLOPE FAILURE: The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure.	5.4.3.1	A.6.1.2
C NC N/A U	SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated.	5.4.3.1	A.6.1.3
Moderate and High Seismicity (Complete the Following Items in Addition to the Items for Low Seismicity)			
Foundation Configuration			
C NC N/A U	OVERTURNING: The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$.	5.4.3.3	A.6.2.1
C NC N/A U	TIES BETWEEN FOUNDATION ELEMENTS: The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.	5.4.3.4	A.6.2.2

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Table 17-4. Collapse Prevention Structural Checklist for Building Types W1 and W1a

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Low and Moderate Seismicity			
Seismic-Force-Resisting System			
C NC N/A U	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1
C NC N/A U	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the following values: Structural panel sheathing 1,000 lb/ft (14.6 kN/m) Diagonal sheathing 700 lb/ft (10.2 kN/m) Straight sheathing 100 lb/ft (1.5 kN/m) All other conditions 100 lb/ft (1.5 kN/m)	5.5.3.1.1	A.3.2.7.1
C NC N/A U	STUCCO (EXTERIOR PLASTER) SHEAR WALLS: Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system.	5.5.3.6.1	A.3.2.7.2
C NC N/A U	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS: Interior plaster or gypsum wallboard is not used for shear walls on buildings more than one story high with the exception of the uppermost level of a multi-story building.	5.5.3.6.1	A.3.2.7.3
C NC N/A U	NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces.	5.5.3.6.1	A.3.2.7.4
C NC N/A U	WALLS CONNECTED THROUGH FLOORS: Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor.	5.5.3.6.2	A.3.2.7.5
C NC N/A U	HILLSIDE SITE: For structures that are taller on at least one side by more than one-half story because of a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1.	5.5.3.6.3	A.3.2.7.6

continues

GSBS

Table 17-4 *(Continued)* Collapse Prevention Structural Checklist for Building Types W1 and W1a

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
C NC N/A U	CRIPPLE WALLS: Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels.	5.5.3.6.4	A.3.2.7.7
C NC N/A U	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces.	5.5.3.6.5	A.3.2.7.8
Connections			
C NC N/A U	WOOD POSTS: There is a positive connection of wood posts to the foundation.	5.7.3.3	A.5.3.3
C NC N/A U	WOOD SILLS: All wood sills are bolted to the foundation.	5.7.3.3	A.5.3.4
C NC N/A U	GIRDER–COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support.	5.7.4.1	A.5.4.1
High Seismicity (Complete the Following Items in Addition to the Items for Low and Moderate Seismicity)			
Connections			
C NC N/A U	WOOD SILL BOLTS: Sill bolts are spaced at 6 ft or less with acceptable edge and end distance provided for wood and concrete.	5.7.3.3	A.5.3.7
Diaphragms			
C NC N/A U	DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints.	5.6.1.1	A.4.1.1
C NC N/A U	ROOF CHORD CONTINUITY: All chord elements are continuous, regardless of changes in roof elevation.	5.6.1.1	A.4.1.3
C NC N/A U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered.	5.6.2	A.4.2.1
C NC N/A U	SPANS: All wood diaphragms with spans greater than 24 ft (7.3 m) consist of wood structural panels or diagonal sheathing.	5.6.2	A.4.2.2
C NC N/A U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft (12 m) and have aspect ratios less than or equal to 4-to-1.	5.6.2	A.4.2.3
C NC N/A U	OTHER DIAPHRAGMS: The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.	5.6.5	A.4.7.1

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Table 17-5. Immediate Occupancy Checklist for Building Types W1 and W1a

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Very Low Seismicity			
Seismic-Force-Resisting System			
C NC N/A U	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1
C NC N/A U	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the following values:	5.5.3.1.1	A.3.2.7.1
	Structural panel sheathing 1,000 lb/ft		
	Diagonal sheathing 700 lb/ft		
	Straight sheathing 100 lb/ft		
	All other conditions 100 lb/ft		
C NC N/A U	STUCCO (EXTERIOR PLASTER) SHEAR WALLS: Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system.	5.5.3.6.1	A.3.2.7.2
C NC N/A U	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS: Interior plaster or gypsum wallboard is not used for shear walls on buildings more than one story high with the exception of the uppermost level of a multi-story building.	5.5.3.6.1	A.3.2.7.3

continues

Table 17-5 *(Continued)* Immediate Occupancy Checklist for Building Types W1 and W1a

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
C NC N/A U	NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces.	5.5.3.6.1	A.3.2.7.4
C NC N/A U	WALLS CONNECTED THROUGH FLOORS: Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor.	5.5.3.6.2	A.3.2.7.5
C NC N/A U	HILLSIDE SITE: For structures that are taller on at least one side by more than one-half story because of a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-2.	5.5.3.6.3	A.3.2.7.6
C NC N/A U	CRIPPLE WALLS: Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels.	5.5.3.6.4	A.3.2.7.7
C NC N/A U	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces.	5.5.3.6.5	A.3.2.7.8
Connections			
C NC N/A U	WOOD POSTS: There is a positive connection of wood posts to the foundation.	5.7.3.3	A.5.3.3
C NC N/A U	WOOD SILLS: All wood sills are bolted to the foundation.	5.7.3.3	A.5.3.4
C NC N/A U	GIRDER–COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support.	5.7.4.1	A.5.4.1
Foundation System			
C NC N/A U	DEEP FOUNDATIONS: Piles and piers are capable of transferring the lateral forces between the structure and the soil.		A.6.2.3
C NC N/A U	SLOPING SITES: The difference in foundation embedment depth from one side of the building to another does not exceed one story.		A.6.2.4
Low, Moderate, and High Seismicity (Complete the Following Items in Addition to the Items for Very Low Seismicity)			
Seismic-Force-Resisting System			
C NC N/A U	HOLD-DOWN ANCHORS: All shear walls have hold-down anchors attached to the end studs constructed in accordance with acceptable construction practices.	5.5.3.6.6	A.3.2.7.9
C NC N/A U	NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 1.5-to-1 are not used to resist seismic forces.	5.5.3.6.1	A.3.2.7.4
Diaphragms			
C NC N/A U	DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints.	5.6.1.1	A.4.1.1
C NC N/A U	ROOF CHORD CONTINUITY: All chord elements are continuous, regardless of changes in roof elevation.	5.6.1.1	A.4.1.3
C NC N/A U	PLAN IRREGULARITIES: There is tensile capacity to develop the strength of the diaphragm at reentrant corners or other locations of plan irregularities.	5.6.1.4	A.4.1.7
C NC N/A U	DIAPHRAGM REINFORCEMENT AT OPENINGS: There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension.	5.6.1.5	A.4.1.8
C NC N/A U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 1-to-1 in the direction being considered.	5.6.2	A.4.2.1
C NC N/A U	SPANS: All wood diaphragms with spans greater than 12 ft (3.7 m) consist of wood structural panels or diagonal sheathing.	5.6.2	A.4.2.2
C NC N/A U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 30 ft (9.1 m) and aspect ratios less than or equal to 3-to-1.	5.6.2	A.4.2.3
C NC N/A U	OTHER DIAPHRAGMS: The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.	5.6.5	A.4.7.1
Connections			
C NC N/A U	WOOD SILL BOLTS: Sill bolts are spaced at 4 ft (1.2 m) or less, with acceptable edge and end distance provided for wood and concrete.	5.7.3.3	A.5.3.7

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

investigation using the corresponding Tier 2 evaluation procedure. [illegible] to each evaluation statement.

17.16 STRUCTURAL CHECKLISTS FOR BUILDING TYPES URM: UNREINFORCED MASONRY BEARING WALLS WITH FLEXIBLE DIAPHRAGMS AND URMA: UNREINFORCED MASONRY BEARING WALLS WITH STIFF DIAPHRAGMS

For building systems and configurations that comply with the URM or URMa building type description in Table 3-1, the Collapse Prevention Structural Checklist in Table 17-36 shall be completed where required by Table 4-6 for Collapse Prevention Structural Performance, and the Immediate Occupancy Structural Checklist in Table 17-37 shall be completed where required by Table 4-6 for Immediate Occupancy Structural Performance. Tier 1 screening shall include on-site investigation and condition assessment as required by Section 4.2.1.

Where applicable, each of the evaluation statements listed in this checklist shall be marked Compliant (C), Noncompliant (NC), Not Applicable (N/A), or Unknown (U) for a Tier 1 screening. Items that are deemed acceptable to the design professional in accordance with the evaluation statement shall be categorized as Compliant, whereas items that are determined by the design professional to require further investigation shall be categorized as Noncompliant or Unknown. For evaluation statements classified as Noncompliant or Unknown, the design professional is permitted to choose to

Table 17-35. Collapse Prevention Structural Checklist for Building Types URM and URMa

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Low and Moderate Seismicity			
Seismic-Force-Resisting System			
C NC N/A U	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1
C NC N/A U	SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than 30 lb/in.^{2} (0.21 MPa) for clay units and 70 lb/in.^{2} (0.48 MPa) for concrete units.	5.5.3.1.1	A.3.2.5.1
Connections			
C NC N/A U	WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections have strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7.	5.7.1.1	A.5.1.1
C NC N/A U	WOOD LEDGERS: The connection between the wall panels and the diaphragm does not induce cross-grain bending or tension in the wood ledgers.	5.7.1.3	A.5.1.2
C NC N/A U	TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls.	5.7.2	A.5.2.1
C NC N/A U	GIRDER–COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support.	5.7.4.1	A.5.4.1
High Seismicity (Complete the Following Items in Addition to the Items for Low and Moderate Seismicity)			
Seismic-Force-Resisting System			
C NC N/A U	PROPORTIONS: The height-to-thickness ratio of the shear walls at each story is less than the following: Top story of multi-story building 9 First story of multi-story building 15 All other conditions 13	5.5.3.1.2	A.3.2.5.2
C NC N/A U	MASONRY LAYUP: Filled collar joints of multi-wythe masonry walls have negligible voids.	5.5.3.4.1	A.3.2.5.3
Diaphragms (Stiff or Flexible)			
C NC N/A U	OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls are less than 25% of the wall length.	5.6.1.3	A.4.1.4
C NC N/A U	OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls are not greater than 8 ft (2.4 m) long.	5.6.1.3	A.4.1.6
Flexible Diaphragms			
C NC N/A U	CROSS TIES: There are continuous cross ties between diaphragm chords.	5.6.1.2	A.4.1.2

continues

Table 17-36 (*Continued*). Collapse Prevention Structural Checklist for Building Types URM and URMa

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
C NC N/A U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered.	5.6.2	A.4.2.1
C NC N/A U	SPANS: All wood diaphragms with spans greater than 24 ft (7.3 m) consist of wood structural panels or diagonal sheathing.	5.6.2	A.4.2.2
C NC N/A U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft (12.2 m) and aspect ratios less than or equal to 4-to-1.	5.6.2	A.4.2.3
C NC N/A U	OTHER DIAPHRAGMS: The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.	5.6.5	A.4.7.1
Connections			
C NC N/A U	STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry walls to wood structural elements are installed taut and are stiff enough to limit the relative movement between the wall and the diaphragm to no greater than 1/8 in. before engagement of the anchors.	5.7.1.2	A.5.1.4
C NC N/A U	BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and trusses supported by unreinforced masonry walls or pilasters have independent secondary columns for support of vertical loads.	5.7.4.4	A.5.4.5

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Table 17-37. Immediate Occupancy Structural Checklist for Building Types URM and URMa

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Very Low Seismicity			
Seismic-Force-Resisting System			
C NC N/A U	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1
C NC N/A U	SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than 30 lb/in.^{2} (0.21 MPa) for clay units and 70 lb/in.^{2} (0.48 MPa) for concrete units.	5.5.3.1.1	A.3.2.5.1
Connections			
C NC N/A U	WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections have strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7.	5.7.1.1	A.5.1.1
C NC N/A U	WOOD LEDGERS: The connection between the wall panels and the diaphragm does not induce cross-grain bending or tension in the wood ledgers.	5.7.1.3	A.5.1.2
C NC N/A U	TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls, and the connections are able to develop the lesser of the shear strength of the walls or diaphragms.	5.7.2	A.5.2.1
C NC N/A U	GIRDER–COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support.	5.7.4.1	A.5.4.1
Foundation System			
C NC N/A U	DEEP FOUNDATIONS: Piles and piers are capable of transferring the lateral forces between the structure and the soil.		A.6.2.3
C NC N/A U	SLOPING SITES: The difference in foundation embedment depth from one side of the building to another does not exceed one story high.		A.6.2.4

continues

Table 17-37 *(Continued)*. Immediate Occupancy Structural Checklist for Building Types URM and URMs

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Low, Moderate, and High Seismicity (Complete the Following Items in Addition to the Items for Very Low Seismicity)			
Seismic-Force-Resisting System			
C NC N/A U	PROPORTIONS: The height-to-thickness ratio of the shear walls at each story is less than the following: Top story of multi-story building 9 First story of multi-story building 15 All other conditions 13	S.5.3.1.2	A.3.2.5.2
C NC N/A U	MASONRY LAYUP: Filled collar joints of multi-wythe masonry walls have negligible voids.	S.5.3.4.1	A.3.2.5.3
Diaphragms (Stiff or Flexible)			
C NC N/A U	OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls are less than 15% of the wall length.	S.6.1.3	A.4.1.4
C NC N/A U	OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls are not greater than 4 ft (1.2 m) long.	S.6.1.3	A.4.1.6
C NC N/A U	PLAN IRREGULARITIES: There is tensile capacity to develop the strength of the diaphragm at reentrant corners or other locations of plan irregularities.	S.6.1.4	A.4.1.7
C NC N/A U	DIAPHRAGM REINFORCEMENT AT OPENINGS: There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension.	S.6.1.5	A.4.1.8
Flexible Diaphragms			
C NC N/A U	CROSS TIES: There are continuous cross ties between diaphragm chords.	S.6.1.2	A.4.1.2
C NC N/A U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 1-to-1 in the direction being considered.	S.6.2	A.4.2.1
C NC N/A U	SPANS: All wood diaphragms with spans greater than 12 ft (3.6 m) consist of wood structural panels or diagonal sheathing.	S.6.2	A.4.2.2
C NC N/A U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 30 ft (9.2 m) and aspect ratios less than or equal to 3-to-1.	S.6.2	A.4.2.3
C NC N/A U	NONCONCRETE FILLED DIAPHRAGMS: Untopped metal deck diaphragms or metal deck diaphragms with fill other than concrete consist of horizontal spans of less than 40 ft (12.2 m) and have aspect ratios less than 4-to-1.	S.6.3	A.4.3.1
C NC N/A U	OTHER DIAPHRAGMS: Diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.	S.6.5	A.4.7.1
Connections			
C NC N/A U	STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry walls to wood structural elements are installed taut and are stiff enough to limit the relative movement between the wall and the diaphragm to no greater than 1/8 in. (3 mm) before engagement of the anchors.	S.7.1.2	A.5.1.4
C NC N/A U	BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and trusses supported by unreinforced masonry walls or pilasters have independent secondary columns for support of vertical loads.	S.7.4.4	A.5.4.5

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

conduct further investigation using the corresponding Tier 2 evaluation procedure listed next to each evaluation statement.

17.19 NONSTRUCTURAL CHECKLIST

The nonstructural checklist in Table 17-38 shall be completed for combinations of Performance Levels and Level of Seismicity as required by Table 4-6. Tier 1 screening shall include on-site investigation and condition assessment as required by Section 4.2.1.

Where applicable, each of the evaluation statements listed in this checklist shall be marked Compliant (C), Noncompliant (NC), Not Applicable (N/A), or Unknown (U) for a Tier 1 screening. Items that are deemed acceptable to the design professional in accordance with the evaluation statement shall be categorized as Compliant, whereas items that are determined by the design professional to require further investigation shall be categorized as Noncompliant or Unknown. For evaluation statements classified as Noncompliant or Unknown, the design professional is permitted to choose to conduct further investigation using the corresponding Tier 2 evaluation procedure listed next to each evaluation statement.

Compliant items shall be deemed by the design professional to satisfy the corresponding Performance Objective in the evaluation statement and shall meet all of the following conditions:

Appendix IV

Utah Administrative Code R23-31, Executive Residence Commission

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Utah Office of Administrative Rules

Utah Administrative Code

The Utah Administrative Code is the body of all effective administrative rules as compiled and organized by the Division of Administrative Rules (see Subsection 63G-3-402(5); see also Sections 63G-3-701 and 702).

NOTE: For a list of rules that have been made effective since January 1, 2020, please see the codification segue page.

NOTE TO RULEFILING AGENCIES: Use the RTF version for submitting rule changes.

Download the RTF file

R23. Administrative Services, Facilities Construction and Management.

Rule R23-31. Executive Residence Commission.

As in effect on January 1, 2020

Table of Contents

R23-31-1. Purpose.

The purpose of this rule is to comply with S.B. 203 of the 2011 General Session of the Utah Legislature which amends the provisions of Section 67-1-8.1.

R23-31-2. Authority and Applicability.

This rule is authorized under Section 63A-5-103(1)(e), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management. This is a new rule to implement S.B. 203 of the 2011 General Session of the Utah Legislature which amends Section 67-1-8.1.

R23-31-3. Definitions.

(1) Except as otherwise stated in this rule, terms used in this rule are defined in Section 67-1-8.1.

(2) In addition:

(a) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(b) "Commission" means the Executive Residence Commission established pursuant to Section 67-1-8.1.

(c) "Executive Residence" includes the:

(i) Thomas Kearns Mansion;

(ii) Carriage House building; and

(iii) Grounds and landscaping surrounding the Thomas Kearns Mansion and the Carriage House building.

(d) "Preservation Zones" are those zones described in Rule R23-31-6.

R23-31-4. Preservation Zones of the Governor's Mansion.

(1) Preservation Zone One: The following applies to Preservation Zone One:

(a) Zone One contains very important character defining features, consisting of all floor, wall and ceiling finishes. All decorative elements and furnishings existing as of May 10, 2011 have been carefully researched and selected to reflect the historic significance of the Executive Residence. Zone One is described in Rule R23-31-6.

(b) Any changes to the decorative elements and furnishings in Zone One will need the review and recommendation of the Commission to the Board. Approval may be given by the State Building Board after considering input from the Commission and the State Historic Preservation Office.

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(c) There must be compelling reasons presented to the Board for changes to the decorative elements and furnishings in Zone One.

(d) Notwithstanding the above, and provided that the Zone One characteristics are not affected, it is recognized that the Residence acts as the temporary home of the First Family. Placement of personal art and memorabilia is encouraged throughout the Residence to personalize the spaces and allow the Residence to provide a home life for the Governor and the Governor's family. The placement of said personal art and memorabilia shall be carefully considered to ensure that character defining features are preserved.

(2) Preservation Zone Two. The following applies to Preservation Zone Two:

(a) The area described in Rule R23-31-6 as Zone Two has been previously altered, but contains some Zone One character defining features, which features shall be considered part of Zone One. Examples of such features are: ceiling plasterwork, woodwork, certain wall locations, fireplaces, windows and window surrounds, original flooring, light fixtures and other character defining features.

(b) Temporary furnishings may be altered without going through the Commission; but the Commission shall be made aware of any such alteration request in writing.

(c) Any changes to Zone Two may be done without any review or approval by the Commission or the Board.

R23-31-5. Specific Descriptions of the Preservation Zones for Purposes of this Rule.

The following provides the specific descriptions of the Preservation Zones for purposes of this Rule R23-31:

(1) Mansion Exterior:

(a) All exterior surfaces are considered Preservation Zone One.

(2) Mansion Floor One (Main Level).

(a) All areas on the main level are considered Preservation Zone One.

(3) Mansion Floor Two:

(a) Main stairs and north stair and well area are considered Preservation Zone One.

(b) The private residence area on level two is considered Preservation Zone Two with the following exceptions which are considered Preservation Zone One:

(i) Private Quarters Entry Hall

(A) Permanent fixtures

(B) Wall treatments

(C) Wall sconces

(D) Flooring

(ii) Den/Living Room

(A) Birdseye maple

(B) Flooring

(C) Fireplace

(D) Plasterwork

(E) Woodwork

(iii) Dining Room/TV Area

(A) Plaster work

(B) Fireplace

(C) Woodwork

(D) Flooring

(iv) All Bedrooms

(A) Fireplaces where applicable

(B) Permanent fixtures

(C) Wall treatments

(D) Wall sconces

(E) Flooring

(4) Mansion Floor Three

(a) All areas on level three are considered Preservation Zone One with the following exceptions which are Preservation Zone Two:

(i) Serving kitchen, pantry and hallway to restrooms

(ii) Private bedroom on level three is considered Preservation Zone Two with the following exceptions which are Preservation Zone One:

(A) Permanent fixtures

(B) Wall treatments

(C) Wall sconces

(D) Flooring

(E) Decorative plaster

(F) Woodwork

(5) Mansion Basement Level

(a) All areas on basement level are considered Preservation Zone Two with the following exceptions which are Preservation Zone One:

(i) All wood doors and historic wood partition

(ii) Windows and window surrounds

(6) Carriage House Exterior

(a) All exterior surfaces are considered Preservation Zone One

(7) Carriage House Interior

(a) All interior areas are considered Preservation Zone One with the following exceptions which are Preservation Zone Two:

(i) Executive Security control room and office area

R23-31-6. Provisions of Section 67-1-8.1 Shall Govern.

All provisions of the Section 67-1-8.1, whether or not referred to in this rule, shall govern the Commission and all other agencies, entities and persons as provided for in Section 67-1-8.1.

R23-31-7. Report to the Building Board.

DFCM shall report to the Board about the Commission as needed.

KEY

Governor's Mansion, Executive Residence Commission, preservation

Date of Enactment or Last Substantive Amendment

July 11, 2011

Notice of Continuation

June 9, 2016

Authorizing, Implemented, or Interpreted Law

63A-5-103(1)(e); 67-1-8.1(3); 67-1-8.1(8)

Additional Information

Contact

For questions regarding the *content* or *application* of rules under Title R23, please contact the promulgating agency (Administrative Services, Facilities Construction and Management). A list of agencies with links to their homepages is available at http://www.utah.gov/government/agencylist.html or from http://www.rules.utah.gov/contact/agencycontacts.htm.

Appendix V

Utah State Code 9-8-404 Historic Preservation Review

Effective 5/12/2020

9-8-404 Agency responsibilities -- State historic preservation officer to comment on undertaking -- Public Lands Policy Coordinating Office may require joint analysis.

(1)

(a) Before approving any undertaking, an agency shall:

(i) take into account the effect of the undertaking on any historic property; and

(ii) provide the state historic preservation officer with a written evaluation of the undertaking's effect on any historic property.

(b) The state historic preservation officer shall provide to the agency a written comment on the agency's determination of effect within 30 days after the day on which the state historic preservation officer receives a written evaluation described in Subsection (1)(a)(ii).

(c) If the written evaluation described in Subsection (1)(a)(ii) demonstrates that there is an adverse effect to a historic property, the agency shall enter into a formal written agreement with the state historic preservation officer describing how each adverse effect will be mitigated before the agency may expend state funds or provide financial assistance for the undertaking.

(d) The state historic preservation officer shall make available to the Public Lands Policy Coordinating Office a list of undertakings on which an agency or federal agency has requested the state historic preservation officer's or the Antiquities Section's advice or consultation.

(e) The Public Lands Policy Coordinating Office may request the joint analysis described in Subsections (2)(c) and (d) of any proposed undertaking on which the state historic preservation officer or Antiquities Section is providing advice or consultation.

(2)

(a) If the state historic preservation officer does not concur with the agency's written evaluation required by Subsection (1)(a)(ii), the state historic preservation officer shall inform the Public Lands Policy Coordinating Office of any objections.

(b) The Public Lands Policy Coordinating Office shall review the state historic preservation officer's objections and determine whether or not to initiate the joint analysis established in Subsections (2)(c) and (d) within 30 days after the day on which the state historic preservation officer informs the Public Lands Policy Coordinating Office of the objections.

(c) If the Public Lands Policy Coordinating Office determines further analysis is necessary, the Public Lands Policy Coordinating Office shall, jointly with the agency and the state historic preservation officer, analyze:

(i) the cost of the undertaking, excluding costs attributable to the identification, potential recovery, or excavation of historic properties;

(ii) the ownership of the land involved;

(iii) the likelihood of the presence and the nature and type of historical properties that may be affected by the expenditure or undertaking; and

(iv) clear and distinct alternatives for the identification, recovery, or excavation of historic properties, including ways to maximize the amount of information recovered and report that information at current standards of scientific rigor.

(d) The Public Lands Policy Coordinating Office, the agency, and the state historic preservation officer shall also consider as part of the joint analysis:

(i) the estimated costs of the alternatives in Subsection (2)(c)(iv) in total and as a percentage of the total cost of the undertaking; and

(ii) at least one plan for the identification, recovery, or excavation of historic properties that does not substantially increase the cost of the proposed undertaking.

(3)

Utah Code

(a)
(i) If the state historic preservation officer concurs with the agency's evaluation or if the Public Lands Policy Coordinating Office determines that the joint analysis is unnecessary, the state historic preservation officer shall, no later than 30 calendar days after receiving the agency's evaluation, provide formal comments on the agency's evaluation.
(ii) If a joint analysis is conducted, the state historic preservation officer shall provide formal comments on the agency's evaluation no later than 30 calendar days after the conclusion of the joint analysis.
(b) The state historic preservation officer shall ensure that the comments include the results of any joint analysis conducted under Subsection (2).
(c) If a joint analysis is not conducted, the state historic preservation officer's comments may include advice about ways to maximize the amount of historic, scientific, archaeological, anthropological, and educational information recovered, in addition to the physical recovery of artifacts and the reporting of archaeological information at current standards of scientific rigor.

Amended by Chapter 34, 2020 General Session

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Appendix VI

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

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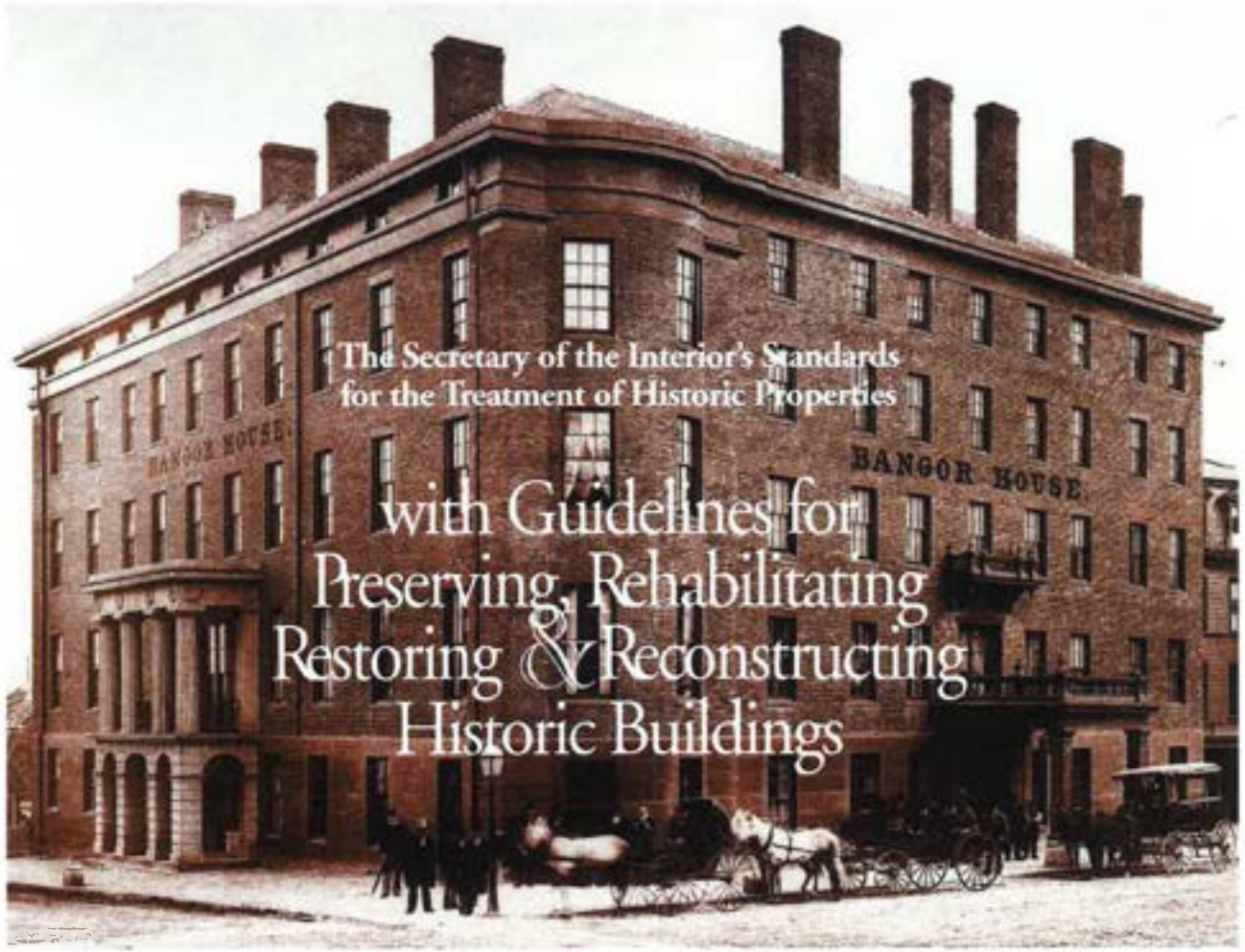

The Secretary of the Interior's Standards for the Treatment of Historic Properties

with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places. The Secretary of the Interior's Standards for the Treatment of Historic Properties, apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. They address four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The treatment Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 *Federal Register* (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entided, "The Secretary of the Interior's Standards for Historic Preservation Projects." The Guidelines in this book also replace the Guidelines that were published in 1979 to accompany the earlier Standards.

Please note that The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the Standards and Guidelines are intended only as general guidance for work on any historic building.

Finally, another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for Federal tax benefits.

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The Secretary of the Interior's Standards for the Treatment of Historic Properties

with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

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U.S. Department of the Interior
National Park Service
Cultural Resource Stewardship and Partnerships
Heritage Preservation Services
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Bangor House, Bangor, Maine, circa 1880. Historic photo (front) and drawing (back): Courtesy, Maine State Historic Preservation Office.

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George Washington Memorial House at Washington Birthplace National Monument, Westmoreland County, Virginia. Photo: Richard Frear.

Text

It should be noted that those photographs used to illustrate the guidelines text that are not individually credited in the captions are from National Park Service files.

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Finally, this book is dedicated to H. Ward Jandl, whose long-term commitment to historic preservation helped define the profession as we know it today.

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be applied to one historic resource type or a variety of historic resource types; for example, a project may include a complex of buildings such as a house, garage, and barn; the site, with a designed landscape, natural features, and archeological components; structures such as a system of roadways and paths or a bridge; and objects such as fountains and statuary.

Historic Resource Types & Examples

Building: houses, barns, stables, sheds, garages, courthouses, city halls, social halls, commercial buildings, libraries, factories, mills, train depots, hotels, theaters, stationary mobile homes, schools, stores, and churches.

Site: habitation sites, funerary sites, rock shelters, village sites, hunting and fishing sites, ceremonial sites, petroglyphs, rock carvings, ruins, gardens, grounds, battlefields, campsites, sites of treaty signings, trails, areas of land, shipwrecks, cemeteries, designed landscapes, and natural features, such as springs and rock formations, and land areas having cultural significance.

Zoar Historic District, Ohio. Aerial view. Photo: National Park Service

Elmendorf, Lexington, Kentucky. Photo: Charles A. Birnbaum

Structure: bridges, tunnels, gold dredges, firetowers, canals, turbines, dams, power plants, corn-cribs, silos, roadways, shot towers, windmills, grain elevators, kilns, mounds, cairns, palisade fortifications, earthworks, railroad grades, systems of roadways and paths, boats and ships, railroad locomotives and cars, telescopes, carousels, bandstands, gazebos, and aircraft.

Object: sculpture, monuments, boundary markers, statuary, and fountains.

District: college campuses, central business districts, residential areas, commercial areas, large forts, industrial complexes, civic centers, rural villages, canal systems, collections of habitation and limited activity sites, irrigation systems, large farms, ranches, estates, or plantations, transportation networks, and large landscaped parks.

(Sidebar adapted from National Register Property and Resource Types, p. 15, National Register Bulletin 16A, How to Complete the National Register Form, published by the National Register Branch, Interagency Resources Division, National Park Service, U.S. Department of the Interior, 1991.)

Introduction

Choosing an Appropriate Treatment for the Historic Building

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource—a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition—or degree of material integrity—of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history?

Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Using the Standards and Guidelines for a Preservation, Rehabilitation, Restoration, or Reconstruction Project

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.

As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places—buildings, sites, structures, districts, and objects—the Guidelines apply to *specific* resource types; in this case, buildings.

The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified historic preservation professionals be obtained early in the planning stage of the project. Such professionals may include architects, architectural historians, historians, historical engineers, archeologists, and others who have experience in working with historic buildings.

The Guidelines pertain to both exterior and interior work on historic buildings of all sizes, materials, and types. Those approaches to work treatments and techniques that are consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed in the "Recommended" column on the left; those which are inconsistent with the Standards are listed in the "Not Recommended" column on the right.

One chapter of this book is devoted to each of the four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. Each chapter contains one set of Standards and accompanying Guidelines that are to be used throughout the course of a project. The Standards for the first treatment, *Preservation*, require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time. The *Rehabilitation* Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The *Restoration* Standards allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. The *Reconstruction* Standards establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The Guidelines are preceded by a brief historical overview of the primary historic building materials (masonry, wood, and architectural metals) and their diverse uses over time. Next, building features comprised of these materials are discussed, beginning with the exterior, then moving to the interior. Special requirements or work that must be done to meet accessibility requirements, health and safety code requirements, or retrofitting to improve energy efficiency are also addressed here. Although usually not part of the overall process of protecting historic buildings, this work must also be assessed for its potential impact on a historic building.

Historical Overview
Building Exterior *Materials*

Masonry

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. *Brick* varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s—with the perfection of an extrusion process—bricks became more uniform and durable. *Terra cotta* is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. *Adobe*, which consists of sun-dried earthen bricks, was one of the earliest building materials used in the U.S., primarily in the Southwest where it is still popular.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. By the latter part of the 19th century, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early *stucco* coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. *Concrete* has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Wood

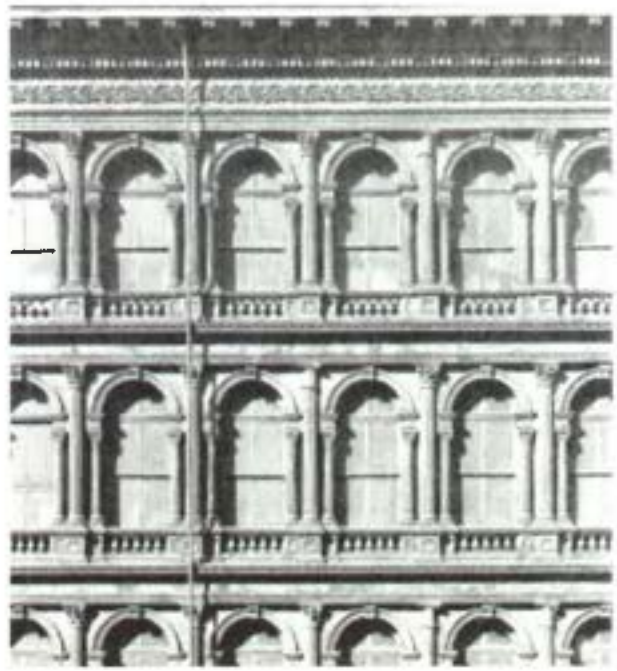
Wood has played a central role in American building during every period and in every style. Whether as structural members, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic buildings.

Because it can be easily shaped by sawing, sanding, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features, both functional and decorative, are often important in defining the historic character of the building.

Architectural Metals

Architectural metal features—such as cast iron facades, porches, and steps; sheet metal cornices, siding, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware—are often highly decorative and may be important in defining the overall character of historic American buildings.

Metals commonly used in historic buildings include lead, tin, zinc, copper, bronze, brass, iron, steel, and to a lesser extent, nickel alloys, stainless steel and aluminum. Historic metal building components were often created by highly skilled, local artisans, and by the late 19th century, many of these components were prefabricated and readily available from catalogs in standardized sizes and designs.



Building Exterior *Features*

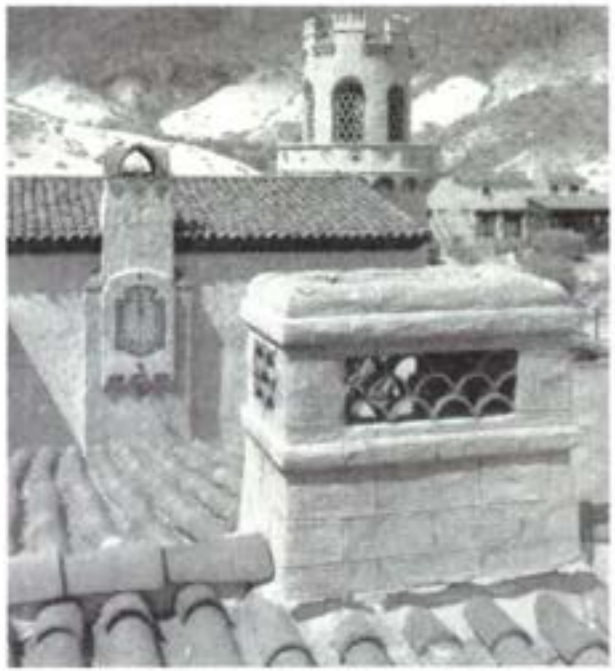
Roofs

The roof—with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material—is an important design element of many historic buildings. In addition, a weathertight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost. Throughout the country in all periods of history, *wood shingles* have been used—their size, shape, and detailing differing according to regional craft practices.

European settlers used *clay tile* for roofing at least as early as the mid-17th century. In some cities, such as New York and Boston, clay tiles were popularly used as a precaution against fire. The Spanish influence in the use of clay tiles is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by *sheet-metal*, which is lighter and easier to maintain.

Evidence of the use of *slate* for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and its decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of *sheet metal, corrugated metal, galvanized metal, tin-plate, copper, lead* and *zinc*.

New roofing materials developed in the early 20th century include built-up roll roofing, and concrete, asbestos, and asphalt shingles.

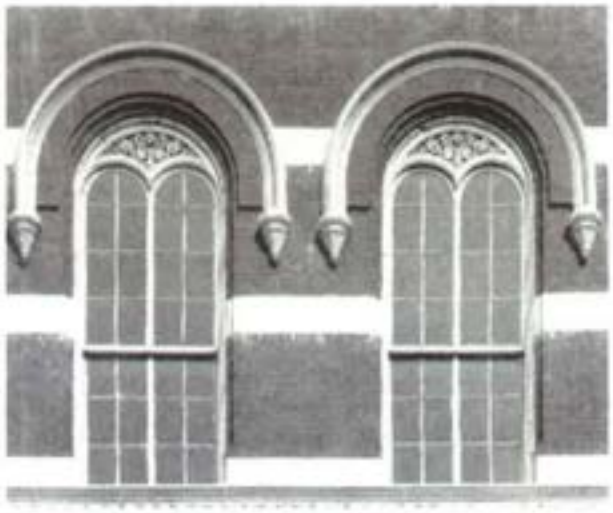


Windows

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the century, these early wooden windows were characterized by small panes, wide muntins, and decorative trim. As the sash thickness increased, muntins took on a thinner appearance as they narrowed in width but increased in thickness.

Changes in technology led to larger panes of glass so that by the mid-19th century, two-over-two lights were common; the manufacture of plate glass in the United States allowed for use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Early 20th century designs frequently utilized smaller lights in the upper sash and also casement windows. The desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of a historic building.



Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building. In many cases, porches were energy-saving devices, shading southern and western elevations. Usually entrances and porches were integral components of a historic building's design; for example, porches on Greek Revival houses, with Doric or Ionic columns and pediments, echoed the architectural elements and features of the larger building. Central one-bay porches or arcaded porches are evident in Italianate style buildings of the 1860s. Doors of Renaissance Revival style buildings frequently supported entablatures or pediments. Porches were particularly prominent features of Eastlake and Stick Style houses in which porch posts, railings, and balusters were characterized by a massive and robust quality, with members turned on a lathe. Porches of bungalows of the early 20th century were characterized by tapered porch posts, exposed post and beams, and low pitched roofs with wide overhangs. Art Deco commercial buildings were entered through stylized glass and stainless steel doors.

Storefronts

The earliest extant storefronts in the U.S., dating from the late 18th and early 19th centuries, had bay or oriel windows and provided limited display space. The 19th century witnessed the progressive enlargement of display windows as plate glass became available in increasingly larger units. The use of cast iron columns and lintels at ground floor level permitted structural members to be reduced in size. Recessed entrances provided shelter for sidewalk patrons and further enlarged display areas. In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced to create Art Deco storefronts.

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. Although a storefront normally does not extend beyond the first story, the rest of the building is often related to it visually through a unity of form and detail. Window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained, in addition to the storefront itself.

Building Interior

Structural Systems

The types of structural systems found in the United States include, but are not limited to the following: wooden frame construction (17th c.), balloon frame construction (19th c.), load-bearing masonry construction (18th c.), brick cavity wall construction (19th c.), heavy timber post and beam industrial construction (19th c.), fireproof iron construction (19th c.), heavy masonry and steel construction (19th c.), skeletal steel construction (19th c.), and concrete slab and post construction (20th c.).

If features of the structural system are exposed such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. Unexposed structural features that are not character-defining or an entire structural system may nonetheless be significant in the history of building technology. The structural system should always be examined and evaluated early in the project planning stage to determine its physical condition, its ability to support any proposed changes in use, and its importance to the building's historic character or historical significance.

Spaces, Features, and Finishes

An interior floor plan, the arrangement and sequence of spaces, and built-in features and applied finishes are individually and collectively important in defining the historic character of the building. Interiors are comprised of a series of primary and secondary spaces. This is applicable to all buildings, from courthouses to cathedrals, to cottages and office buildings. Primary spaces, including entrance halls, parlors, or living rooms, assembly rooms and lobbies, are defined not only by their function, but also by their features, finishes, size and proportion.

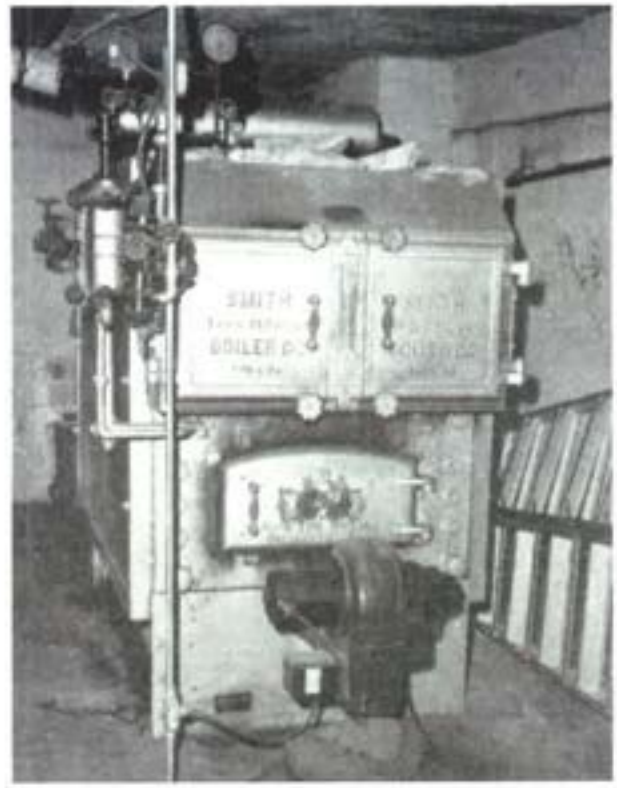
Secondary spaces are often more functional than decorative, and may include kitchens, bathrooms, mail rooms, utility spaces, secondary hallways, firestairs and office cubicles in a commercial or office space. Extensive changes can often be made in these less important areas without having a detrimental effect on the overall historic character.

Mechanical Systems

Mechanical, lighting and plumbing systems improved significantly with the coming of the Industrial Revolution. The 19th century interest in hygiene, personal comfort, and the reduction of the spread of disease were met with the development of central heating, piped water, piped gas, and network of underground cast iron sewers. Vitreous tiles in kitchens, baths and hospitals could be cleaned easily and regularly. The mass production of cast iron radiators made central heating affordable to many; some radiators were elaborate and included special warming chambers for plates or linens. Ornamental grilles and registers provided decorative covers for functional heaters in public spaces. By the turn of the 20th century, it was common to have all these modern amenities as an integral part of the building.

The greatest impacts of the 20th century on mechanical systems were the use of electricity for interior lighting, forced air ventilation, elevators for tall buildings, exterior lighting and electric heat. The new age of technology brought an increasingly high level of design and decorative art to many of the functional elements of mechanical, electrical and plumbing systems.

The visible decorative features of historic mechanical systems such as grilles, lighting fixtures, and ornamental switchplates may contribute to the overall historic character of the building. Their identification needs to take place, together with an evaluation of their physical condition, early in project planning. On the other hand, mechanical systems need to work efficiently so many older systems, such as compressors and their ductwork, and wiring and pipes often need to be upgraded or entirely replaced in order to meet modern requirements.



Building Site

The building site consists of a historic building or buildings, structures, and associated landscape features within a designed or legally defined parcel of land. A site may be significant in its own right, or because of its association with the historic building or buildings. The relationship between buildings and landscape features on a site should be an integral part of planning for every work project.

Setting (District/Neighborhood)

The setting is the larger area or environment in which a historic property is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.

Special Requirements

Work that must be done to meet accessibility requirements, health and safety requirements or retrofitting to improve energy efficiency is usually not part of the overall process of protecting historic buildings; rather, this work is assessed for its potential impact on the historic building.

Energy Efficiency

Some features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings can play an energy-conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate existing historic features to assess their inherent energy-conserving potential. If it is determined that retrofitting measures are appropriate, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.

Accessibility Considerations

It is often necessary to make modifications to a historic building so that it will be in compliance with current accessibility code requirements. Accessibility to certain historic structures is required by three specific federal laws: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. Federal rules, regulations, and standards have been developed which provide guidance on how to accomplish access to historic areas for people with disabilities. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.

Health and Safety Considerations

In undertaking work on historic buildings, it is necessary to consider the impact that meeting current health and safety codes (public health, occupational health, life safety, fire safety, electrical, seismic, structural, and building codes) will have on character-defining spaces, features, and finishes. Special coordination with the responsible code officials at the state, county, or municipal level may be required. Securing required building permits and occupancy licenses is best accomplished early in work project planning. It is often necessary to look beyond the "letter" of code requirements to their underlying purpose; most modern codes allow for alterative approaches and reasonable variance to achieve compliance.

Some historic building materials (insulation, lead paint, etc.) contain toxic substances that are potentially hazardous to building occupants. Following careful investigation and analysis, some form of abatement may be required. All workers involved in the encapsulation, repair, or removal of known toxic materials should be adequately trained and should wear proper personal protective gear. Finally, preventive and routine maintenance for historic structures known to contain such materials should also be developed to include proper warnings and precautions.

Standards for Preservation & Guidelines for Preserving Historic Buildings

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Guidelines for Preserving Historic Buildings

Introduction

In Preservation, the options for replacement are less extensive than in the treatment, Rehabilitation. This is because it is assumed at the outset that building materials and character-defining features are essentially intact, i.e, that more historic fabric has survived, unchanged over time. The expressed goal of the Standards for Preservation and Guidelines for Preserving Historic Buildings is retention of the building's existing form, features and detailing. This may be as simple as basic maintenance of existing materials and features or may involve preparing a historic structure report, undertaking laboratory testing such as paint and mortar analysis, and hiring conservators to perform sensitive work such as reconstituting interior finishes. Protection, maintenance, and repair are emphasized while replacement is minimized.

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment Preservation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

Stabilize Deteriorated Historic Materials and Features as a Preliminary Measure

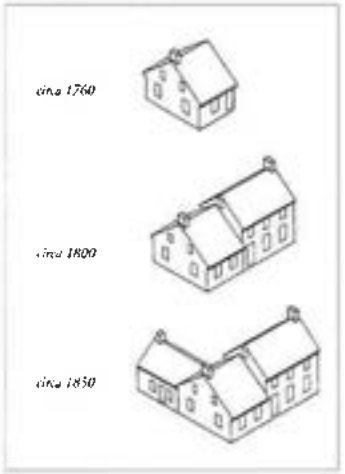
Deteriorated portions of a historic building may need to be protected thorough preliminary stabilization measures until additional work can be undertaken. *Stabilizing* may include structural reinforcement, weatherization, or correcting unsafe conditions. Temporary stabilization should always be carried out in such a manner that it detracts as little as possible from the historic building's appearance. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable, if circumstances warrant, for the other treatments.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Preservation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features requires additional work, *repairing* by *stabilizing, consolidating, and*



This three-part drawing shows the evolution of a farm house over time. Such change is part of the history of the place and is respected within the treatment, Preservation. Drawing: Center for Historic Architecture and Engineering, University of Delaware (adapted from Preservation Brief 35: Understanding Old Buildings).

conserving is recommended. Preservation strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment Preservation, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the *limited replacement in kind* of extensively deteriorated or missing *parts* of features when there are surviving prototypes (for example, brackets, cornices, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment Preservation. Again, it is important that all new material be identified and properly documented for future research.

If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the Preservation guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

Preservation as a Treatment. When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed.

Preservation

Building Exterior

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco, and mortar

Recommended	*Not Recommended*
Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.	Altering masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing historic masonry features instead of repairing or replacing only the deteriorated masonry.
	Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated.
	Removing paint from historically painted masonry.
	Changing the type of paint or coating or its color.
Stabilizing deteriorated or damaged masonry as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize deteriorated or damaged masonry until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.	Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.	Cleaning masonry surfaces when they are not heavily soiled, thus needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.	Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

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GSBS

Preservation

Recommended	*Not Recommended*
Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.	Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.
	Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
	Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.
	Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.
Inspecting painted masonry surfaces to determine whether repainting is necessary.	Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting.	Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting masonry.
Repainting with colors that are historically appropriate to the building and district.	Using new paint colors that are inappropriate to the historic building and district.
Evaluating the existing condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to masonry features will be necessary.	Failing to undertake adequate measures to assure the protection of masonry features.
Repairing, stabilizing, and conserving fragile masonry by using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.	Removing masonry that could be stabilized, repaired and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile materials.

Preservation

Adequate protection and maintenance of a historic building is an ongoing commitment. Here, two workers are priming and repainting exterior stone and wood trim. If surface treatments are neglected, more extensive repair and replacement will be required. Each loss further undermines a building's historic integrity.

Recommended	*Not Recommended*
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.	Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.	Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
Duplicating old mortar in strength, composition, color, and texture.	Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
	Repointing with a synthetic caulking compound.
	Using a "scrub" coating technique to repoint instead of traditional repointing methods.
Duplicating old mortar joints in width and in joint profile.	Changing the width or joint profile when repointing.

Recommended	*Not Recommended*
Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.	Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.	Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.	Patching concrete without removing the source of deterioration.
Repairing masonry features by patching, piecing-in, or otherwise reinforcing the masonry using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing masonry that could be repaired, using improper repair techniques, or failing to document the new work.
Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.	Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment **Preservation**, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire masonry feature such as a column or stairway when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic masonry feature, or failing to properly document the new work.

Preservation

Building Exterior

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Recommended	*Not Recommended*
Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.	Altering wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing historic wood features instead of repairing or replacing only the deteriorated wood.
	Changing the type of paint or finish and its color.
Stabilizing deteriorated or damaged wood as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize deteriorated or damaged wood until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.	Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.	Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.
Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.
Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.	Removing paint that is firmly adhering to, and thus, protecting wood surfaces.
Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.	Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Preservation

Recommended	*Not Recommended*
Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.	Using thermal devices improperly so that the historic woodwork is scorched.
Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.	Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere. Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Maximizing retention of historic materials and features is the primary goal of Preservation as demonstrated here in these "before" and "after" photographs. Aside from some minor repair and limited replacement of deteriorated material, work on this house consisted primarily of repainting the wood exterior. Photos: Historic Charleston Foundation.

Preservation

Recommended	*Not Recommended*
Repainting with colors that are appropriate to the historic building and district.	Using new colors that are inappropriate to the historic building or district.
Evaluating the existing condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.	Failing to undertake adequate measures to assure the protection of wood features.
Repairing, stabilizing, and conserving fragile wood using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.	Removing wood that could be stabilized and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials.
Repairing wood features by patching, piecing-in, or otherwise reinforcing the wood using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing wood that could be repaired, using improper repair techniques, or failing to document the new work.

The following work is highlighted to indicate that it represents the greatest degree of intervention that is generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of wood features when there are surviving prototypes such as brackets, molding, or sections of siding. New work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire wood feature such as a column or stairway when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic wood feature; or failing to properly document the new work.

Building Exterior

Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc

Recommended	*Not Recommended*
Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.	Altering architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing historic metal features instead of repairing or replacing only the deteriorated metal.
	Changing the type of finish or its historic color or accent scheme.
Stabilizing deteriorated or damaged architectural metals as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize deteriorated or damaged architectural metals until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.
	Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.
Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.	Exposing metals which were intended to be protected from the environment.
	Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.
Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.	Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.
	Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Preservation

Recommended	*Not Recommended*
Cleaning soft metals such as lead, tin, copper, cemeplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.	Cleaning soft metals such as lead, tin, copper, cemeplate, and zinc with grit blasting which will abrade the surface of the metal.
Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.	Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.	Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are appropriate to the historic building or district.	Using new colors that are inappropriate to the historic building or district.
Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.	Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.
Evaluating the existing condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of architectural metal features.

Preservation

Recommended

Repairing, stabilizing, and conserving fragile architectural metals using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.

Repairing architectural metal features by patching, piecing-in, or otherwise reinforcing the metal using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Removing architectural metals that could be stabilized and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials.

Removing architectural metals that could be repaired, using improper repair techniques, or failing to document the new work.

Two examples of "limited replacement in kind" point out an appropriate scope of work within the treatment, Preservation. (a) One metal modillion that has sustained damage from a faulty gutter will need to be replaced; and (b) targeted repairs to deteriorated wood cornice elements (fascia board and modillions) means that most of the historic materials were retained in the work.

Preservation

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind Replacing in kind extensively deteriorated or missing parts of architectural metal features when there are surviving prototypes such as porch balusters, column capitals or bases, or porch cresting. The new work should match the old in material, design, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire architectural metal feature such as a column or balustrade when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic metal feature, or failing to properly document the new work.

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GSBS

Building Exterior

Roofs

Recommended

Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Stabilizing deteriorated or damaged roofs as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.

Not Recommended

Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic roofing material instead of repairing or replacing only the deteriorated material.

Changing the type or color of roofing materials.

Failing to stabilize a deteriorated or damaged roof until additional work is undertaken, thus allowing further damage to occur to the historic building.

It is particularly important to preserve materials that contribute to a building's historic character, such as this highly visible slate roof. In the event that repair and limited replacement are necessary, all new slate would need to match the old exactly. Photo: Jeffrey S. Levine.

Preservation

Recommended	*Not Recommended*
Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.	Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.	Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.
Repairing a roof by reinforcing the historic materials which comprise roof features using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing materials that could be repaired, using improper repair techniques, or failing to document the new work.
	Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of roof features or roof coverings when there are surviving prototypes such as cupola louvers, dentils, dormer roofing, or slates, tiles, or wood shingles on a main roof; the new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire roof feature such as a cupola or dormer when limited replacement of deteriorated and missing parts is appropriate.
	Using replacement material that does not match the historic roof feature; or failing to properly document the new work.

Building Exterior

Windows

Recommended

Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Not Recommended

Altering windows or window features which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the historic appearance of windows by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Preserving a building's historic windows generally involves scraping, sanding, and re-painting. While some repair work will most likely be undertaken within the scope of work on this institutional building, replacement of the window units is usually not an appropriate Preservation treatment. Photo: Chuck Fisher.

Preservation

Recommended	*Not Recommended*
Conducting an indepth survey of the condition of existing windows early in preservation planning so that repair and upgrading methods and possible replacement options can be fully explored.	Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Stabilizing deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize a deteriorated or damaged window until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.
Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repairing window frames and sash by patching, piecing-in, consolidating or otherwise reinforcing them using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Failing to protect the historic glazing when repairing windows.
	Removing material that could be repaired, using improper repair techniques, or failing to document the new work.
	Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Preservation

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment **Preservation**, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of windows when there are surviving prototypes such as frames, sash, sills, glazing, and hoodmolds. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire window when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic window; or failing to properly document the new work.

Preservation

Building Exterior

Entrances and Porches

Recommended	*Not Recommended*
Identifying, retaining, and preserving entrances and porches—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.	Altering entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing historic entrance and porch features instead of repairing or replacing only the deteriorated material.
Stabilizing deteriorated or damaged entrances and porches as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize a deteriorated or damaged entrance or porch until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining the masonry, wood, and architectural metals that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, repairs to entrance and porch features will be necessary.	Failing to undertake adequate measures to assure the protection of historic entrances and porches.
Repairing entrances and porches by reinforcing the historic materials using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing material that could be repaired, using improper repair techniques, or failing to document the new work.

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Preservation

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Limited Replacement in Kind

Recommended

Replacing in kind extensively deteriorated or missing parts of repeated entrance and porch features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an entire entrance or porch feature when limited replacement of deteriorated and missing parts is appropriate.

Using replacement material that does not match the historic entrance or porch feature; or failing to properly document the new work.

Preservation

Building Exterior

Storefronts

Recommended

Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Stabilizing deteriorated or damaged storefronts as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.

Not Recommended

Altering storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic storefront features instead of repairing or replacing only the deteriorated material.

Failing to stabilize a deteriorated or damaged storefront until additional work is undertaken, thus allowing further damage to occur to the historic building.

The original form and features of this 1920s storefront have been retained through Preservation. Photo: David W. Look, AIA.

40 Building Exterior *Storefronts*

GSBS

Preservation

Recommended	*Not Recommended*
Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
Protecting storefronts against arson and vandalism before work begins by boarding up windows and doors and installing alarm systems that are keyed into local protection agencies.	Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism. Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.
Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the preservation of the historic storefront.
Repairing storefronts by reinforcing the historic materials using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing material that could be repaired, using improper repair techniques, or failing to document the new work.

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs. The new work should match the old in materials, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire storefront when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the historic storefront feature, or failing to properly document the new work.

GSBS

Preservation

Building Interior

Structural Systems

Recommended	*Not Recommended*
Identifying, retaining, and preserving structural systems—and individual features of systems—that are important in defining the overall historic character of the building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or load-bearing brick or stone walls.	Altering visible features of historic structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Overloading the existing structural system; or installing equipment or mechanical systems which could damage the structure.
	Replacing a loadbearing masonry wall that could be augmented and retained.
	Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.
	Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls.
Stabilizing deteriorated or damaged structural systems as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize a deteriorated or damaged structural system until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and ensuring that structural members are free from insect infestation.	Failing to provide proper building maintenance so that deterioration of the structural system results. Causes of deterioration include subsurface ground movement, vegetation growing too close to foundation walls, improper grading, fungal rot, and poor interior ventilation that results in condensation.
Examining and evaluating the existing condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.	Utilizing destructive probing techniques that will damage or destroy structural material.

Preservation

Recommended	*Not Recommended*
Repairing the structural system by augmenting or upgrading individual parts or features using recognized preservation methods. For example, weakened structural members such as floor framing can be paired with a new member, braced, or otherwise supplemented and reinforced.	Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces. Replacing a structural member or other feature of the structural system when it could be augmented and retained.

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation *and should be only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind those visible portions or features of the structural system that are either extensively deteriorated or missing when there are surviving prototypes such as cast iron columns and sections of loadbearing walls. The new work should match the old in materials, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire visible feature of the structural system when limited replacement of deteriorated and missing portions is appropriate. Using material for a portion of an exposed structural feature that does not match the historic feature; or failing to properly document the new work.
Considering the use of substitute material for unexposed structural replacements, such as roof rafters or trusses. Substitute material should, at a minimum, have equal loadbearing capabilities, and be unobtrusively dated to guide future research and treatment.	Using substitute material that does not equal the loadbearing capabilities of the historic material or design or is otherwise physically or chemically incompatible.

Preservation

Building Interior

Spaces, Features, and Finishes

Recommended

Interior Spaces

Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.

Not Recommended

Altering a floor plan or interior spaces—including individual rooms—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Careful documentation of a building's physical condition is the critical first step in determining an appropriate level of intervention. (a) This may include relating the historical research to existing materials and features; or (b) documenting a particular problem such as the cracked ceiling. Photo (a): Jean F. Travers; Photo (b): Lee H. Nelson, FAIA

Preservation

Recommended	*Not Recommended*
Interior Features and Finishes	
Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stencilling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.	Altering features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing historic interior features and finishes instead of repairing or replacing only the deteriorated masonry.
	Installing new decorative material that obscures or damages character-defining interior features or finishes.
	Removing historic finishes, such as paint and plaster, or historic wall coverings, such as wallpaper.
	Applying paint, plaster, or other finishes to surfaces that have been historically unfinished.
	Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and panelling.
	Changing the type of finish or its color, such as painting a previously varnished wood feature.
Stabilizing deteriorated or damaged interior features and finishes as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize a deteriorated or damaged interior feature or finish until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining masonry, wood, and architectural metals that comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.

Preservation

Recommended	*Not Recommended*
Protecting interior features and finishes against arson and vandalism before project work begins, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.	Permitting entry into historic buildings through unsecured or broken windows and doors so that the interior features and finishes are damaged by exposure to weather or vandalism.
	Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.
Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.	Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.
Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.	Failing to take new use patterns into consideration so that interior features and finishes are damaged.
Removing damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.	Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.
Repainting with colors that are appropriate to the historic building.	Using new paint colors that are inappropriate to the historic building.
Limiting abrasive cleaning methods to certain industrial warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.	Changing the texture and patina of character-defining features through sandblasting or use of abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.	Failing to undertake adequate measures to assure the protection of interior features and finishes.

Preservation

Recommended

Repairing historic interior features and finishes by reinforcing the materials using recognized preservation methods. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.

Not Recommended

Removing materials that could be repaired, using improper techniques, or failing to document the new work.

In Preservation, an appropriate level of intervention is established prior to work in order to maximize retention of historic materials.
(a) A conservator is applying adhesive to 19th century composition ornament that has delaminated from its wood substrate.
(b) The compo fragment is carefully held in place until the quick-setting adhesive takes hold. Photos: Jonathan Thornton.

Preservation

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of repeated interior features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings. New work should match the old in material, design, color, and texture and be unobtrusively dated to guide future research and treatment.	Replacing an entire interior feature when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the interior feature; or failing to properly document the new work.

Building Interior

Mechanical Systems: Heating, Air Conditioning, Electrical, and Plumbing

Recommended	*Not Recommended*
Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.	Removing or altering visible features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
Stabilizing deteriorated or damaged mechanical systems as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize a deteriorated or damaged mechanical system until additional work is undertaken, thus allowing further damage to occur to the historic building.
Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.	Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.
Improving the energy efficiency of existing mechanical systems to help reduce the need for elaborate new equipment.	Installing unnecessary climate control systems which can add excessive moisture to the building. This additional moisture can either condense inside, damaging interior surfaces, or pass through interior walls to the exterior, potentially damaging adjacent materials as it migrates.
Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.	Replacing a mechanical system or its functional parts when it could be upgraded and retained.
Replacing in kind those visible features of mechanical systems that are either extensively deteriorated or are prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.	Installing a visible replacement feature that does not convey the same visual appearance.

Preservation

The following should be considered in a Preservation *project when the installation of new mechanical equipment or system is required to make the building functional.*

Recommended	*Not Recommended*
Installing a new mechanical system if required, so that it causes the least alteration possible to the building.	Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.
Providing adequate structural support for new mechanical equipment.	Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.
	Concealing mechanical equipment in walls or ceilings in a manner that requires excessive removal of historic building material.
Installing air conditioning in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.	Cutting through features such as masonry walls in order to install air conditioning units.

Building Site

Recommended

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.

Retaining the historic relationship between buildings and the landscape.

Stabilizing deteriorated or damaged building and site features as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.

Drayton Hall, near Charleston, South Carolina, is an excellent example of an evolved 18th century plantation. Of particular note in this photograph are the landscape features added in the late 19th century—a reflecting pond and rose mound. With an overall Preservation treatment plan, these later features have been retained and protected. If a Restoration treatment had been selected, later features of the landscape as well as changes to the house would have been removed. Photo: Courtesy National Trust for Historic Preservation.

Not Recommended

Altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Removing or relocating buildings or landscape features, thus destroying the historic relationship between buildings and the landscape.

Failing to stabilize a deteriorated or damaged building or site feature until additional work is undertaken, thus allowing further damage to occur to the building site.

Preservation

Recommended	*Not Recommended*
Protecting and maintaining buildings and sites by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.	Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.	Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.
Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.	Failing to survey the building site prior to beginning work which results in damage to, or destruction of, important landscape features or archeological resources.
Protecting, e.g., preserving in place, important archeological resources.	Leaving known archeological material unprotected so that it is damaged during preservation work.
Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.	Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.
Preserving important landscape features, including ongoing maintenance of historic plant material.	Allowing important landscape features to be lost or damaged due to a lack of maintenance.
Protecting building and landscape features against arson and vandalism before preservation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed. Removing or destroying features from the buildings or site such as wood siding, iron fencing, masonry balustrades, or plant material.
Providing continued protection of historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site feature results.

Preservation

Recommended	*Not Recommended*
Evaluating the existing condition of materials and features to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.	Failing to undertake adequate measures to assure the protection of building and site features.
Repairing features of the building and site by reinforcing historic materials using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing materials that could be repaired, using improper repair techniques, or failing to document the new work.

The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of the building or site where there are surviving prototypes such as part of a fountain, or portions of a walkway. New work should match the old in materials, design, color, and texture; and be unobtrusively dated to guide future research and treatment.	Replacing an entire feature of the building or site when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the building site feature; or failing to properly document the new work.

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Preservation

Setting (District/Neighborhood)

Recommended	*Not Recommended*
Identifying retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.	Altering those features of the setting which are important in defining the historic character.
Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.	Altering the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials, or constructing inappropriately located new streets or parking. Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.
Stabilizing deteriorated or damaged building and landscape features of the setting as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.	Failing to stabilize a deteriorated or damaged building or landscape feature of the setting until additional work is undertaken, thus allowing further damage to the setting to occur.
Protecting and maintaining historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.
Protecting building and landscape features against arson and vandalism before preservation work begins by erecting protective fencing and installing alarm systems that are keyed into local preservation agencies.	Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.
	Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.
Evaluating the existing condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of building and landscape features.

Preservation

Recommended	*Not Recommended*
Repairing features of the building and landscape using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.	Removing material that could be repaired, using improper repair techniques, or failing to document the new work.

The following work is highlighted because it represents the greatest degree of intervention generally recommended within the treatment Preservation, *and should only be considered after protection, stabilization, and repair concerns have been addressed.*

Recommended	*Not Recommended*
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing parts of building and landscape features where there are surviving prototypes such as porch balustrades or paving materials.	Replacing an entire feature of the building or landscape when limited replacement of deteriorated and missing parts is appropriate. Using replacement material that does not match the building or landscape feature; or failing to properly document the new work.

The goal of Preservation is to retain the historic form, materials, and features of the building and its site as they have changed or evolved over time. This bank barn was built in the 1820s, then enlarged in 1898 and again in 1914. Today, it continues its role as a working farm structure as a result of sensitive preservation work. This included foundation re-grading, a new gutter system, structural strengthening, and replacement of a severely deteriorated metal roof. Photo: Jack E. Boucher, HABS.

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Preservation

Although the work in the following sections is quite often an important aspect of preservation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, and limited replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, alter, or damage character-defining features in the process of preservation work.

Energy Efficiency

Recommended	*Not Recommended*
Masonry/Wood/Architectural Metals	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.	Applying thermal insulation with a high moisture content in wall cavities which may damage historic fabric.
Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior molding around the windows or other interior architectural detailing.	Installing wall insulation without considering its effect on interior molding or other architectural detailing.
Windows	
Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.	Removing historic shading devices rather than keeping them in an operable condition.
Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.	Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.	Installing interior storm windows that allow moisture to accumulate and damage the window.
Installing exterior storm windows which do not damage or obscure the windows and frames.	Installing new exterior storm windows which are inappropriate in size or color.
	Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

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Preservation

Recommended	*Not Recommended*
Entrances and Porches	
Maintaining porches and double vestibule entrances so that they can retain heat or block the sun and provide natural ventilation.	Changing the historic appearance of the building by enclosing porches.
Interior Features	
Retaining historic interior shutters and transoms for their inherent energy conserving features.	Removing historic interior features which play an energy conserving role.
Mechanical Systems	
Improving energy efficiency of existing mechanical systems by installing insulation in attics and basements.	Replacing existing mechanical systems that could be repaired for continued use.
Building Site	
Retaining plant materials, trees, and landscape features which perform passive solar energy functions such as sun shading and wind breaks.	Removing plant materials, trees, and landscape features that perform passive solar energy functions.
Setting (District/Neighborhood)	
Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.	Stripping the setting of landscape features and landforms so that the effects of wind, rain, and sun result in accelerated deterioration of the historic building.

Preservation

Accessibility Considerations

Recommended	*Not Recommended*
Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.	Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.
Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.	Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.
Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.	Making changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.	Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
Finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths, and lifts.	Making modifications for accessibility without considering the impact on the historic building and its site.

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Health and Safety Considerations

Recommended	*Not Recommended*
Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.	Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.
Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.	Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.
Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.	Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.
Providing workers with appropriate personal protective equipment for hazards found in the worksite.	Removing unhealthful building materials without regard to personal and environmental safety.
Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.	Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.
Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.	Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.
Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.	Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.
Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.	Using fire-retardant coatings if they damage or obscure character-defining features.
Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.	Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

Introduction

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Rehabilitation guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with

Note: The Guidelines for Rehabilitating Historic Buildings in this chapter have already appeared in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, published in 1992.

Originally built as single-family semi-detached dwellings, these homes were rehabilitated for a new use as rental apartments. While some alterations to non-significant interior features and spaces was necessary in each one, the interiors were essentially preserved. Photos: Mistick, Inc.

compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, planter, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition on a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in *New Additions to Historic Buildings*, found at the end of this chapter.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of Rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

Rehabilitation as a Treatment When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

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Building Exterior

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar

Recommended	*Not Recommended*
Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.	Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
	Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.
	Removing paint from historically painted masonry.
	Radically changing the type of paint or coating or its color.
Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.	Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.	Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.	Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Rehabilitation

Recommended	*Not Recommended*
Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.	Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.
	Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
	Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.
	Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.
Inspecting painted masonry surfaces to determine whether repainting is necessary.	Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting.	Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting masonry.
Repainting with colors that are historically appropriate to the building and district.	Using new paint colors that are inappropriate to the historic building and district.
Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to masonry features will be necessary.	Failing to undertake adequate measures to assure the protection of masonry features.
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.	Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.	Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Rehabilitation

Recommended	*Not Recommended*
Duplicating old mortar in strength, composition, color, and texture.	Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar. Repointing with a synthetic caulking compound. Using a "scrub" coating technique to repoint instead of traditional repointing methods.
Duplicating old mortar joints in width and in joint profile.	Changing the width or joint profile when repointing.
Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.	Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.	Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.	Patching concrete without removing the source of deterioration.
Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.	Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Rehabilitation

Recommended	*Not Recommended*
Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.	Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.
Replacing in kind an entire masonry feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.
	Introducing a new masonry feature that is incompatible in size, scale, material and color.

Building Exterior

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Recommended	*Not Recommended*
Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.	Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.
	Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
	Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."
	Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.
Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.	Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.	Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.
Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Rehabilitation

Recommended

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Not Recommended

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Using thermal devices improperly so that the historic woodwork is scorched.

According to the Standards for Rehabilitation, existing historic materials should be protected, maintained and repaired. In an exemplary project, the windows and shutters of this historic residence were carefully preserved.

Rehabilitation

Recommended

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

Replacing in kind an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the protection of wood features.

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Rehabilitation

The following work is highlighted to indicate that is represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new wood feature that is incompatible in size, scale, material and color.

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Building Exterior

Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc

Recommended	*Not Recommended*
Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.	Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or "improved" appearance.
	Radically changing the type of finish or its historic color or accent scheme.
Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.
	Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.
Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.	Exposing metals which were intended to be protected from the environment.
	Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.
Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.	Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.
	Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Rehabilitation

Recommended	*Not Recommended*
Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.	Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.
Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.	Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.	Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are appropriate to the historic building or district.	Using new colors that are inappropriate to the historic building or district.
Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.	Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.
Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of architectural metal features.
Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.	Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.

Rehabilitation

Recommended	*Not Recommended*
Replacing in kind an entire architectural metal feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features Designing and installing a new architectural metal feature such as a metal cornice or cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new architectural metal feature that is incompatible in size, scale, material, and color.

Rehabilitation

Building Exterior

Roofs

Recommended	*Not Recommended*
Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.	Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
	Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.
	Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.
	Applying paint or other coatings to roofing material which has been historically uncoated.
Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.	Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.	Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.

Rehabilitation

Recommended

Repairing a roof by reinforcing the historic materials which comprise roof features. 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 cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

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GSBS

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new feature when the historic feature is completely missing, such as chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new roof feature that is incompatible in size, scale, material and color.
Alterations/Additions for the New Use	
Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.	Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.
Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.	Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Building Exterior

Windows

Recommended	*Not Recommended*
Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.	Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.
	Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.
	Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
	Obscuring historic window trim with metal or other material.
Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.	Stripping windows of historic material such as wood, cast iron, and bronze.
	Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protecting and maintaining the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.
Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Rehabilitation

Recommended	*Not Recommended*
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
	Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.
	Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.	Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.	Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation. Introducing a new design that is incompatible with the historic character of the building.
Alterations/Additions for the New Use	
Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.	Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.
Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.	Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

Rehabilitation

a

b

(a) An armory complex was rehabilitated for rental housing. (b) This view of the rear elevation shows the paired, nine-over-nine wood sash windows and high sills that characterized the building. (c) After inappropriate rehabilitation work, the same rear elevation is shown with new skylights added to the roof, prefabricated panels filling the former brick areas, and new wood decks and privacy fences. Because the work changed the historic character, the project did not meet the Standards.

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Building Exterior

Entrances and Porches

Recommended	*Not Recommended*
Identifying, retaining, and preserving entrances and porches—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.	Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick. Removing an entrance or porch because the building has been re-oriented to accommodate a new use. Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.
Protecting and maintaining the masonry, wood, and architectural metals that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, repairs to entrance and porch features will be necessary.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results. Failing to undertake adequate measures to assure the protection of historic entrances and porches.
Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.	Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate. Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Rehabilitation

In Rehabilitation, deteriorated features should be repaired, wherever possible, and replaced when the severity of the damage makes it necessary. Here, a two-story porch is seen prior to treatment (left). The floor boards are rotted out and the columns are in a state of collapse, supported only by crude, temporary shafts. Other components are in varying stages of decay. Appropriate work on the historic porch (right) included repairs to the porch rails; and total replacement of the extensively deteriorated columns and floor boards. Some dismantling of the porch was necessary.

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Rehabilitation

Recommended	*Not Recommended*
Replacing in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character building.	Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation. Introducing a new entrance or porch that is incompatible in size, scale, material, and color.
Alterations/Additions for the New Use	
Designing enclosures for historic porches on secondary elevations when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.	Enclosing porches in a manner that results in a diminution or loss of historic character by using materials such as wood, stucco, or masonry.
Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.	Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Rehabilitation

Building Exterior

Storefronts

Recommended	*Not Recommended*
Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.	Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Changing the storefront so that it appears residential rather than commercial in character.
	Removing historic material from the storefront to create a recessed arcade.
	Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.
	Changing the location of a storefront's main entrance.
Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.	Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism.
	Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.
Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the preservation of the historic storefront.

Rehabilitation

Recommended	*Not Recommended*
Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.	Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.
	Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.	Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
	Introducing a new design that is incompatible in size, scale, material, and color.
	Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

Rehabilitation

In the treatment, Rehabilitation, one option for replacing missing historic features is to use pictorial documentation and/or physical evidence to re-create the historic feature. (a) In this example, the ornamental cornice of an 1866 limestone building was missing, and the ground level storefront had been extensively altered. (b) and (c) Based on the availability of photographic and other documentation, the owners were able to accurately restore the cornice and storefront to their historic configuration. A substitute material, fiberglass, was used to fabricate the missing pressed metal cornice, an acceptable alternative in this project. All work met the Standards

90 Building Exterior *Storefronts*

Building Interior

Structural Systems

Recommended

Identifying, retaining, and preserving structural systems—and individual features of systems—that are important in defining the overall historic character of the building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or load-bearing brick or stone walls.

Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and ensuring that structural members are free from insect infestation.

Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.

Not Recommended

Removing, covering, or radically changing visible features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Putting a new use into the building which could overload the existing structural system; or installing equipment or mechanical systems which could damage the structure.

Demolishing a loadbearing masonry wall that could be augmented and retained, and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.

Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.

Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls.

Failing to provide proper building maintenance so that deterioration of the structural system results. Causes of deterioration include subsurface ground movement, vegetation growing too close to foundation walls, improper grading, fungal rot, and poor interior ventilation that results in condensation.

Utilizing destructive probing techniques that will damage or destroy structural material.

Rehabilitation

Recommended	*Not Recommended*
Repairing the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be paired with a new member, braced, or otherwise supplemented and reinforced.	Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces.
	Replacing a structural member or other feature of the structural system when it could be augmented and retained.
Replacing in kind—or with substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.	Installing a visible replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.
	Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.

92 Building Interior *Structural Systems*

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of **Rehabilitation** *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Alterations/Additions for the New Use	
Limiting any new excavations adjacent to historic foundations to avoid undermining the structural stability of the building or adjacent historic buildings. Studies should be done to ascertain potential damage to archeological resources.	Carrying out excavations or regrading adjacent to or within a historic building which could cause the historic foundation to settle, shift, or fail; could have a similar effect on adjacent historic buildings; or could destroy significant archeological resources.
Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.	Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in preparation for the new use.
Designing and installing new mechanical or electrical systems when required for the new use which minimize the number of cutouts or holes in structural members.	Installing new mechanical and electrical systems or equipment in a manner which results in numerous cuts, splices, or alterations to the structural members.
Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.	Inserting a new floor when such a radical change damages a structural system or obscures or destroys interior spaces, features, or finishes.
	Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are radically changed.
Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character-defining interior spaces, features, and finishes.	Damaging the structural system or individual features; or radically changing, damaging, or destroying character-defining interior spaces, features, or finishes in order to create an atrium or a light well.

Rehabilitation

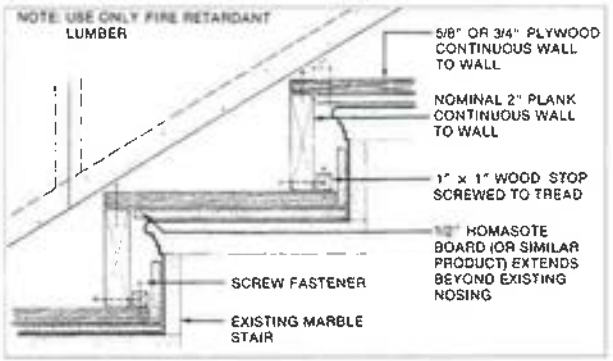
Building Interior

Spaces, Features, and Finishes

Recommended	*Not Recommended*
Interior Spaces	
Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.	Radically changing a floor plan or interior spaces—including individual rooms—which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Altering the floor plan by demolishing principal walls and partitions to create a new appearance. Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls. Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.
Interior Features and Finishes	
Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stencilling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.	Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Installing new decorative material that obscures or damages character-defining interior features or finishes. Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls or a chimney piece). Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance. Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and panelling. Radically changing the type of finish or its color, such as painting a previously varnished wood feature.

Rehabilitation

Recommended	*Not Recommended*
Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.
Protecting interior features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.	Permitting entry into historic buildings through unsecured or broken windows and doors so that the interior features and finishes are damaged by exposure to weather or vandalism. Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators, or of decorative materials.
Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.	Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.



Historic features that characterize a building should always be protected from damage during rehabilitation work. The drawing shows how a resilient, temporary stair covering was applied over the existing marble staircase. Drawing: National Park Service staff, based on material originally prepared by Emery Roth and Sons, P.C.

GSBS

Rehabilitation

Recommended	*Not Recommended*
Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.	Failing to take new use patterns into consideration so that interior features and finishes are damaged.
Removing damagod or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.	Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.
Repainting with colors that are appropriate to the historic building.	Using new paint colors that are inappropriate to the historic building.
Limiting abrasive cleaning methods to certain industrial warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.	Changing the texture and patina of character-defining features through sandblasting or use of abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.	Failing to undertake adequate measures to assure the protection of interior features and finishes.
Repairing interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.	Replacing an entire interior feature such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Rehabilitation

Recommended

Replacing in kind an entire interior feature or finish that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model for reproduction. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

a b

Rehabilitating historic dwelling units often includes some level of lead paint hazard abatement. Wherever lead-base paint begins to peel, chip, craze, or otherwise create lead (a), it should be removed in a manner that protects the worker as well as the immediate environment. In this example (b), the deteriorating lead-paint was removed throughout the apartment building and a compatible primer and finish paints applied.
Photos: Sharon C. Park, AIA.

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new interior feature or finish if the historic feature or finish is completely missing. This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate "renovations." The design may be a restoration based on historical, pictorial, and physical documentation: or be a new design that is compatible with the historic character of the building, district, or neighborhood.	Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building. Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes.
Alterations/Additions for the New Use	
Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building's new use in secondary spaces such as first floor service areas or on upper floors.	Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as fireplaces, niches, stairways or alcoves, so that a new use can be accommodated in the building.
Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, panelled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.	Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.
Installing permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character-defining interior space.	Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.
Enclosing an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.	Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.

Rehabilitation

Recommended	*Not Recommended*
Placing new code-required stairways or elevators in secondary and service areas of the historic building.	Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding new code-required stairways and elevators.
Creating an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features, and finishes as well as the structural system.	Destroying character-defining interior spaces, features, or finishes, or damaging the structural system in order to create an atrium or light well.
Adding a new floor if required for the new use in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.	Inserting a new floor within a building that alters or destroys the fenestration; radically changes a character-defining interior space; or obscures, damages, or destroys decorative detailing.

Building Interior *Spaces, Features, and Finishes* 99

Rehabilitation

Building Interior

Mechanical Systems: Heating, Air Conditioning, Electrical, and Plumbing

Recommended	*Not Recommended*
Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.	Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.	Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.
Improving the energy efficiency of existing mechanical systems to help reduce the need for elaborate new equipment. Consideration should be given to installing storm windows, insulating attic crawl space, or adding awnings, if appropriate.	Installing unnecessary air conditioning or climate control systems which can add excessive moisture to the building. This additional moisture can either condense inside, damaging interior surfaces, or pass through interior walls to the exterior, potentially damaging adjacent materials as it migrates.
Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.	Replacing a mechanical system or its functional parts when it could be upgraded and retained.
Replacing in kind—or with compatible substitute material—those visible features of mechanical systems that are either extensively deteriorated or are prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.	Installing a visible replacement feature that does not convey the same visual appearance.

100 Building Interior *Mechanical Systems*

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Alterations/Additions for the New Use	
Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.	Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.
Providing adequate structural support for new mechanical equipment.	Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.
	Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.
	Installing a "dropped" acoustical ceiling to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.
Installing air conditioning units if required by the new use in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.	Cutting through features such as masonry walls in order to install air conditioning units.
Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.	Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.

Rehabilitation

Building Site

Recommended	*Not Recommended*
Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.	Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.
Retaining the historic relationship between buildings and the landscape.	Removing or relocating buildings or landscape features, thus destroying the historic relationship between buildings and the landscape.
	Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the site or complex.
	Moving buildings onto the site, thus creating a false historical appearance.
	Radically changing the grade level of the site. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.
Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.	Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.	Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.

102 Building Site

Rehabilitation

Recommended	*Not Recommended*
Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.	Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.
Protecting, e.g., preserving in place important archeological resources.	Leaving known archeological material unprotected so that it is damaged during rehabilitation work.
Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.	Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.
Preserving important landscape features, including ongoing maintenance of historic plant material.	Allowing important landscape features to be lost or damaged due to a lack of maintenance.
Protecting the building and landscape features against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.
	Removing or destroying features from the building or site such as wood siding, iron fencing, masonry balustrades, or plant material.
Providing continued protection of historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.
Evaluating the overall condition of the materials and features of the property to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.	Failing to undertake adequate measures to assure the protection of building and site features.

Rehabilitation

Recommended	*Not Recommended*
Repairing features of the building and site by reinforcing historic materials.	Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.
Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
Replacing deteriorated or damaged landscape features in kind.	Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *project work and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.	Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design. Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
Alterations/Additions for the New Use	
Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building or buildings and the landscape. Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.	Locating any new construction on the building site in a location which contains important landscape features or open space, for example removing a lawn and walkway and installing a parking lot. Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features, or be intrusive to the building site. Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.
Removing non-significant buildings, additions, or site features which detract from the historic character of the site.	Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.

Rehabilitation

Setting (District/Neighborhood)

Recommended	*Not Recommended*
Identifying retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.	Removing or radically changing those features of the setting which are important in defining the historic character.
Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.	Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new streets or parking.
	Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.
Protecting and maintaining historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.
Protecting building and landscape features such as lighting or trees, against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.
	Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.
Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of building and landscape features.

Rehabilitation

Recommended

Repairing features of the building and landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades or paving materials.

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair— when the overall form and detailing are still evident —using the physical evidence as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Setting 107

GSBS

Rehabilitation

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as tow house steps, a porch, a streetlight, or terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.	Creating a false historical appearance because the replaced feature is based on insufficient documentary or physical evidence. Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.
Alterations/Additions for the New Use	
Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.	Placing parking facilities directly adjacent to historic buildings which result in damage to historic landscape features, such as the removal of plant material, relocation of paths and walkways, or blocking of alleys.
Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.	Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.
Removing noncontributing buildings, additions or landscape features which detract from the historic character of the setting.	Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting.

Rehabilitation

b

If a rear elevation of a historic building is distinctive and highly visible in the neighborhood, altering it may not meet the Standards. (a and b) This 3-story brick townhouse featured a second story gallery and brick kitchen wing characteristic of other residences in the district which backed onto a connecting roadway. (c) In the rehabilitation, the wing and gallery were demolished and a large addition constructed that severely impacted the building's historic form and character.

Rehabilitation

Although the work in these sections is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work.

Energy Efficiency

Recommended	*Not Recommended*
Masonry/Wood/Architectural Metals	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.	Applying thermal insulation with a high moisture content in wall cavities which may damage historic fabric.
Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior molding around the windows or other interior architectural detailing.	Installing wall insulation without considering its effect on interior molding or other architectural detailing.
Windows	
Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.	Removing historic shading devices rather than keeping them in an operable condition.
Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.	Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to ensure proper maintenance and to avoid condensation damage to historic windows.	Installing interior storm windows that allow moisture to accumulate and damage the window.
Installing exterior storm windows which do not damage or obscure the windows and frames.	Installing new exterior storm windows which are inappropriate in size or color.
	Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Rehabilitation

Recommended	*Not Recommended*
Entrances and Porches	
Maintaining porches and double vestibule entrances so that they can retain heat or block the sun and provide natural ventilation.	Changing the historic appearance of the building by enclosing porches.
Interior Features	
Retaining historic interior shutters and transoms for their inherent energy conserving features.	Removing historic interior features which play an energy conserving role.
Mechanical Systems	
Improving energy efficiency of existing mechanical systems by installing insulation in attics and basements.	Replacing existing mechanical systems that could be repaired for continued use.
Building Site	
Retaining plant materials, trees, and landscape features which perform passive solar energy functions such as sun shading and wind breaks.	Removing plant materials, trees, and landscape features that perform passive solar energy functions.
Setting (District/Neighborhood)	
Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.	Stripping the setting of landscape features and landforms so that effects of the wind, rain, and sun result in accelerated deterioration of the historic building.
New Additions to Historic Buildings	
Placing a new addition that may be necessary to increase energy efficiency on non-character-defining elevations.	Designing a new addition which obscures, damages, or destroys character-defining features.

Rehabilitation

New Additions to Historic Buildings

Recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Recommended

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in a new addition.

Rehabilitation, like Preservation, acknowledges a building's change over time; the retention and repair of existing historic materials and features is thus always recommended. However, unlike Preservation, the dual goal of Rehabilitation is to—respectfully—add to or alter a building in order to meet new use requirements. This downtown Chicago library was expanded in 1981 when additional space was required with light and humidity control for the rare book collection. The compatible 10-story wing was linked to the historic block on side and rear elevations. Its simple design is compatible with the historic form, features, and detailing; old and new are clearly differentiated. Photo: Dave Clifton.

112 New Additions to Historic Buildings

Rehabilitation

Recommended	*Not Recommended*
Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.	Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.	Designing a new addition that obscures, damages, or destroys character-defining features of the historic building.
Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street.	Constructing a rooftop addition so that the historic appearance of the building is radically changed.

New Additions to Historic Buildings 113

Rehabilitation

Accessibility Considerations

Recommended

Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

Designing new or additional means of access that are compatible with the historic building and its setting.

Not Recommended

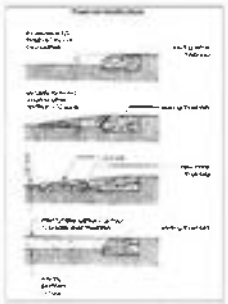
Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.

Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.

Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

Designing new or additional means of access without considering the impact on the historic building and its setting.



Making a building accessible to the public is a requirement under the Americans with Disabilities Act of 1990, whatever the treatment. Full, partial, or alternative approaches to accessibility depend upon the historical significance of a building and the ability to make changes. In these examples, thresholds that exceed allowable heights were modified several ways to increase accessibility without jeopardizing the historic character. Drawing: Uniform Federal Accessibility Standards (UFAS) Retrofit Manual.

Health and Safety Considerations

Recommended	*Not Recommended*
Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.	Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.
Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.	Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.
Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.	Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.
Providing workers with appropriate personal protective equipment for hazards found in the worksite.	Removing unhealthful building materials without regard to personal and environmental safety.
Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.	Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.
Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.	Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.
Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.	Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.
Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.	Using fire-retardant coatings if they damage or obscure character-defining features.
Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.	Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.
Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.	Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

Standards for Restoration & Guidelines for Restoring Historic Buildings

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

Guidelines for Restoring Historic Buildings

Introduction

Rather than maintaining and preserving a building as it has evolved over time, the expressed goal of the Standards for Restoration and Guidelines for Restoring Historic Buildings is to make the building appear as it did at a particular—and most significant—time in its history. First, those materials and features from the "restoration period" are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved), and replaced, if necessary. As opposed to other treatments, the scope of work in Restoration can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

Identify, Retain, and Preserve Materials and Features from the Restoration Period

The guidance for the treatment Restoration begins with recommendations to identify the form and detailing of those existing architectural materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on ***identifying, retaining, and preserving*** features from the restoration period is always given first. The historic building's appearance may be defined by the form and detailing of its exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

Protect and Maintain Materials and Features from the Restoration Period

After identifying those existing materials and features from the restoration period that must be retained in the process of Restoration work, then ***protecting and maintaining*** them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Materials and Features from the Restoration Period

Next, when the physical condition of restoration period features requires additional work, ***repairing*** by ***stabilizing, consolidating, and conserving*** is recommended. Restoration guidance focuses upon the preservation of those materials and features that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metals includes

patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, portions of a historic structural system could be reinforced using contemporary material such as steel rods. In Restoration, repair may also include the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of existing features when there are surviving prototypes to use as a model. Examples could include terra-cotta brackets, wood balusters, or cast iron fencing.

Replace Extensively Deteriorated Features from the Restoration Period

In Restoration, *replacing* an entire feature from the restoration period (i.e., a cornice, balustrade, column, or stairway) that is too deteriorated to repair may be appropriate. Together with documentary evidence, the form and detailing of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. All new work should be unobtrusively dated to guide future research and treatment.

In a project at Fort Hays, Kansas, the wood frame officers' quarters were restored to the late 1860s—their period of significance. This included replacing a missing kitchen ell, chimneys, porch columns, and cornice, and closing a later window opening in the main block. The building and others in the museum complex is used to interpret frontier history.

If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

Remove Existing Features from Other Historic Periods

Most buildings represent continuing occupancies and change over time, but in Restoration, the goal is to depict the building as it appeared at the most significant time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as windows, entrances and doors, roof dormers, or landscape features. Prior to altering or removing materials, features, spaces, and finishes that characterize other historical periods, they should be documented to guide future research and treatment.

Re-Create Missing Features from the Restoration Period

Most Restoration projects involve re-creating features that were significant to the building at a particular time, but are now missing. Examples could include a stone balustrade, a porch, or cast iron storefront. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these "re-creations," an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using comparible substitute material is an acceptable alternative in Restoration because, as emphasized, the goal of this treatment is to replicate the "appearance" of the historic building at a particular time, not to retain and preserve all historic materials as they have evolved over time.

If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

Energy Efficiency/Accessibility Considerations/ Health and Safety Code Considerations

These sections of the Restoration guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of restoration projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing features from the restoration period; rather, such work is assessed for its potential negative impact on the building's historic appearance. For this reason, particular care must be taken not to obscure, damage, or destroy historic materials or features from the restoration period in the process of undertaking work to meet code and energy requirements.

Restoration as a Treatment. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Restoration

Building Exterior

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar

Recommended	*Not Recommended*
Identifying, retaining, and preserving masonry features from the restoration period such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.	Altering masonry features from the restoration period. Failing to properly document masonry features from the restoration period which may result in their loss. Applying paint or other coatings such as stucco to masonry or removing paint or stucco from masonry if such treatments cannot be documented to the restoration period. Changing the type or color of the paint or coating unless the work can be substantiated by historical documentation.
Protecting and maintaining masonry from the restoration period by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.	Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.	Cleaning masonry surfaces when they are not heavily soiled, thus needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.	Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

122 Building Exterior *Masonry*

Restoration

Recommended	*Not Recommended*
Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.	Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.
	Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
	Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.
	Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.
Inspecting painted masonry surfaces to determine whether repainting is necessary.	Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting.	Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting masonry.
Repainting with colors that are documented to the restoration period of the building.	Using new paint colors that are not documented to the restoration period of the building.
Evaluating the existing condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to masonry features from the restoration period will be necessary.	Failing to undertake adequate measures to assure the protection of masonry features from the restoration period.
Repairing, stabilizing and conserving fragile masonry from the restoration period by well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.	Removing masonry from the restoration period that could be stabilized, repaired and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials.

Restoration

Recommended	*Not Recommended*
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.	Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.	Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
Duplicating and, if necessary, reproducing period mortar in strength, composition, color, and texture.	Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
	Repointing with a synthetic caulking compound.
	Using a "scrub" coating technique to repoint instead of traditional repointing methods.
Duplicating and, if necessary, reproducing period mortar joints in width and in joint profile.	Changing the width or joint profile when repointing.
Repairing stucco by removing the damaged material and patching with new stucco that duplicates stucco of the restoration period in strength, composition, color, and texture.	Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.	Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.	Patching concrete without removing the source of deterioration.

Restoration

Recommended

Repairing masonry features from the restoration period by patching, piecing-in, or otherwise reinforcing the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features from the restoration period when there are surviving prototypes such as terra-cotta brackets or stone balusters. The new work should be unobtrusively dated to guide future research and treatment.

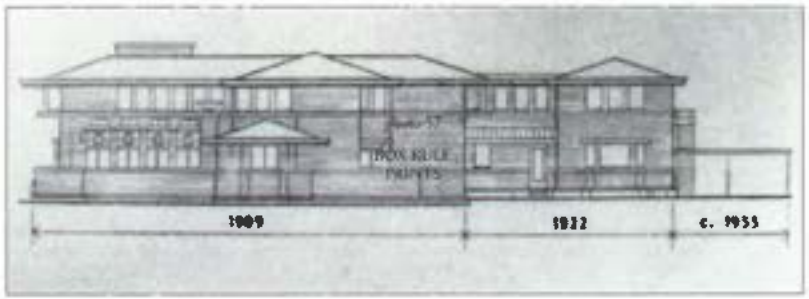
Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Not Recommended

Replacing an entire masonry feature from the restoration period such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.



The Meyer May House in Grand Rapids, Michigan, was designed by Frank Lloyd Wright and built in 1909. In 1922, May added to the house for an expanding family. After the May occupancy, the house was altered for use as apartments, with a carport added in 1955. In the 1980s restoration, the Wright's original design was deemed more significant than May's later changes, and, as a result, the additions were removed and the house returned to its 1909 appearance. Drawing: Martha L. Werenfels, AIA.

Restoration

Recommended	*Not Recommended*
Replacing in kind an entire masonry feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.	Removing a masonry feature from the restoration period that is unrepairable and not replacing it.

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic masonry features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing masonry features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering masonry features from other historic periods such as a later doorway, porch, or steps.	Failing to remove a masonry feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document masonry features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing masonry feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a terra-cotta bracket or stone balustrade.	Constructing a masonry feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Building Exterior

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Recommended	*Not Recommended*
Identifying, retaining, and preserving wood features from the restoration period such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and color.	Altering wood features from the restoration period.
	Failing to properly document wood features from the restoration period which may result in their loss.
	Applying paint or other coatings to wood or removing paint from wood if such treatments cannot be documented to the restoration period.
	Changing the type or color of the paint or coating unless the work can be substantiated by historical documentation.
Protecting and maintaining wood features from the restoration period by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.	Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.	Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.
Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.
Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.	Removing paint that is firmly adhering to, and thus, protecting wood surfaces.
Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.	Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Restoration

Ongoing work at this house focuses on the maintenance and repair of exterior wood features from the restoration period. After scraping and sanding, the wood was painted in colors documented to the Restoration period. Photo: ©Mary Rawlett, 1992.

Recommended

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Not Recommended

Using thermal devices improperly so that the historic woodwork is scorched.

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Restoration

Recommended	*Not Recommended*
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.
Repainting with colors that are documented to the restoration period of the building.	Using new colors that are not documented to the restoration period of the building.
Evaluating the existing condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features from the restoration period will be necessary.	Failing to undertake adequate measures to assure the protection of wood features from the restoration period.
Repairing, stabilizing, and conserving fragile wood from the restoration period using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.	Removing wood from the restoration period that could be stabilized and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials.
Repairing wood features from the restoration period by patching, piecing-in, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features from the restoration period where there are surviving prototypes such as brackets, molding, or sections of siding. The new work should be unobtrusively dated to guide future research and treatment.	Replacing an entire wood feature from the restoration period such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.
Replacing in kind an entire wood feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.	Removing a wood feature from the restoration period that is unrepairable and not replacing it.

Restoration

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic wood features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing wood features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering wood features from other historic periods such as a later doorway, porch, or steps.	Failing to remove a wood feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document wood features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing wood feature that existed during the restoration period based on physical or documentary evidence, for example, duplicating a roof dormer or porch.	Constructing a wood feature that was part of the original design for the building, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Restoration

Building Exterior

Architectural Metals: Cast iron, steel pressed tin, copper, aluminum, and zinc

Recommended	*Not Recommended*
Identifying, retaining, and preserving architectural metal features from the restoration period such as columns, capitals, window hoods, or stairways; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.	Altering architectural metal features from the restoration period. Failing to properly document architectural metal features from the restoration period which may result in their loss. Changing the type of finish, historic color, or accent scheme unless the work can be substantiated by historical documentation.
Protecting and maintaining restoration period architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.
Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.	Exposing metals which were intended to be protected from the environment. Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.
Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.	Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal. Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.
Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.	Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.

GSBS

Restoration

Recommended	*Not Recommended*
Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.	Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.	Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are documented to the restoration period of the building.	Using new colors that are not documented to the restoration period of the building.
Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.	Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.
Evaluating the existing condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to metal features from the restoration period will be necessary.	Failing to undertake adequate measures to assure the protection of architectural metal features from the restoration period.
Repairing, stabilizing, and conserving fragile architectural metal from the restoration period using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.	Removing architectural metal from the restoration period that could be stabilized and conserved; or using untested consolidants and untrained personnel, thus causing further damage to fragile historic materials.
Repairing architectural metal features from the restoration period by patching, splicing, or otherwise reinforcing the metal using recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features from the restoration period when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting. The new work should be unobtrusively dated to guide future research and treatment.	Replacing an entire architectural metal feature from the restoration period such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.

Restoration

The Standards for Restoration call for the repair of existing features from the restoration period as well as the re-creation of missing features from the period. In some instances, when missing features are replaced, substitute materials may be considered if they convey the appearance of the historic materials. In this example at Philadelphia's Independence Hall, the clock was re-built in 1972-73 using cast stone and wood with fiberglass and polyester bronze ornamentation. Photo: Lee H. Nelson, FAIA

Recommended

Replacing in kind an entire architectural metal feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or roof cresting. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Removing an architectural metal feature from the restoration period that is unrepairable and not replacing it.

Restoration

The following **Restoration** *work is highlighted to indicate that it involves the removal or alteration of existing historic architectural metal features that would be retained in Preservation and Rehabilitation treatments, and the replacement of missing architectural metal features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering architectural metal features from other historic periods such as a later cast iron porch railing or aluminum windows.	Failing to remove an architectural metal feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document architectural metal features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing architectural metal feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a cast iron storefront or porch.	Constructing an architectural metal feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Building Exterior

Roofs

Recommended

Identifying, retaining, and preserving roofs and roof features from the restoration period. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as size, color, and patterning.

Protecting and maintaining a restoration period roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to roofs and roof features will be necessary.

Repairing a roof from the restoration period by reinforcing the materials which comprise roof features. 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 cupola louvers, dentils, dormer roofing, or slates, tiles, or wood shingles. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Altering roofs and roof features from the restoration period.

Failing to properly document roof features from the restoration period which may result in their loss.

Changing the type or color of roofing materials unless the work can be substantiated by historical documentation.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips, to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.

Failing to undertake adequate measures to assure the protection of roofs and roof features from the restoration period.

Replacing an entire roof feature from the restoration period such as a cupola or dormer when the repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Restoration

Recommended	*Not Recommended*
Replacing in kind an entire roof feature from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.	Removing a roof feature from the restoration period that is unrepairable, and not replacing it; or failing to document the new work.

The following **Restoration** *work involves the removal or alteration of existing historic roofs and roof features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing roof features from the restoration period using all new materials in order to create an accurate historic appearance.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering roofs or roof features from other historic periods such as a later dormer or asphalt roofing.	Failing to remove a roof feature from another period, thus confusing the depiction and of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document roofing materials and roof features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating missing roofing material or a roof feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a dormer or cupola.	Constructing a roof feature that was part of the original design for the building, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Restoration

Building Exterior

Windows

Recommended	*Not Recommended*
Identifying, retaining, and preserving windows—and their functional and decorative features—from the restoration period. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.	Altering windows or window features from the restoration period.
	Failing to properly document window features from the restoration period which may result in their loss.
	Applying paint or other coatings to window features or removing them if such treatments cannot be documented to the restoration period.
	Changing the type or color of protective surface coatings on window features unless the work can be substantiated by historical documentation.
	Stripping windows of sound material such as wood, cast iron, and bronze.
Conducting an indepth survey of the condition of existing windows from the restoration period early in the planning process so that repair and upgrading methods and possible replacement options can be fully explored.	Replacing windows from the restoration period solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protecting and maintaining the wood and architectural metals from the restoration period which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.
Making windows weathertight by re-caulking, and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows from the restoration period rather than maintaining the sash, frame, and glazing.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of window materials from the restoration period.

Restoration

Recommended

Repairing window frames and sash from the restoration period by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind a window feature from the restoration period that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an entire window from the restoration period when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Removing a window feature from the restoration period that is unrepairable and not replacing it; or failing to document the new work.

Restoration

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic windows and window features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing window features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering windows or window features from other historic periods, such as later single-pane glazing or inappropriate shutters.	Failing to remove a window feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document window features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing window or window feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a hoodmold or shutter.	Constructing a window feature that was part of the original design for the building, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

GSBS

Restoration

Building Exterior

Entrances and Porches

Recommended	*Not Recommended*
Identifying, retaining, and preserving entrances and porches from the restoration period—and their functional and decorative features—such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.	Altering entrances and porch features from the restoration period.
	Failing to properly document entrance and porch features from the restoration period which may result in their loss.
	Applying paint or other coatings to entrance and porch features or removing them if such treatments cannot be documented to the restoration period.
	Changing the type or color of protective surface coatings on entrance and porch features unless the work can be substantiated by historical documentation.
	Stripping entrances and porches of sound material such as wood, iron, cast iron, terra cotta, tile and brick.
Protecting and maintaining the masonry, wood, and architectural metals that comprise restoration period entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.	Failing to undertake adequate measures to assure the protection of historic entrances and porches from the restoration period.

Restoration

Recommended

Repairing entrances and porches from the restoration period by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind an entire entrance or porch from the restoration period that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an entire entrance or porch feature from the restoration period when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch feature from the restoration period that is unrepairable and not replacing it; or failing to document the new work.

Portions of the small porch on an Italianate mansion were carefully numbered prior to Restoration. Some original elements were restored in place, while others had to be removed for repair, then reinstalled. Any elements too deteriorated to save was replaced with a new one replicated to match the original design. Photo: Morgan W. Phillips

Restoration

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic entrance and porch features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing entrance and porch features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering entrances and porches and their features from other historic periods such as a later porch railing or balustrade.	Failing to remove an entrance or porch feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document entrance or porch features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing entrance or porch or its features that existed during the restoration period based on physical or documentary evidence; for example, duplicating a fanlight or porch column.	Constructing an entrance or porch feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Building Exterior

Storefronts

Recommended	*Not Recommended*
Identifying, retaining, and preserving storefronts from the restoration period—and their functional and decorative features—such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.	Altering storefronts—and their features—from the restoration period.
	Failing to properly document storefront features from the restoration period which may result in their loss.
	Applying paint or other coatings to storefront features or removing them if such treatments cannot be documented to the restoration period.
	Changing the type or color of protective surface coatings on storefront features unless the work can be substantiated by historical documentation.
Protecting and maintaining masonry, wood, and architectural metals which comprise restoration period storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
Protecting storefronts against arson and vandalism before restoration work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.	Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism.
	Stripping storefronts of historic material from the restoration period such as wood, cast iron, terra cotta, carrara glass, and brick.
Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of storefront materials from the restoration period.

Restoration

Recommended	*Not Recommended*
Repairing storefronts from the restoration period by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs. The new work should be unobtrusively dated to guide future research and treatment.	Replacing an entire storefront feature from the restoration period when repair of materials and limited replacement of its parts are appropriate. Using substitute material for the replacement part that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
Replacing in kind a storefront from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered. The new work should be unobtrusively dated to guide future research and treatment.	Removing a storefront feature from the restoration period that is unrepairable, and not replacing it; or failing to document the new work.

The following **Restoration** *work is highlighted to indicate that it involves the removal or alteration of existing historic storefront features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing storefront features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering storefronts and their features from other historic periods such as inappropriate cladding or signage	Failing to remove a storefront feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document storefront features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing storefront or storefront feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a display window or transom.	Constructing a storefront feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Building Interior

Structural Systems

Recommended	*Not Recommended*
Identifying, retaining, and preserving structural systems from the restoration period—and individual features of systems—such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or loadbearing brick or stone walls.	Altering visible features of structural systems from the restoration period.
	Failing to properly document structural systems from the restoration period which may result in their loss.
	Overloading the existing structural system; or installing equipment or mechanical systems which could damage the structure.
	Replacing a loadbearing masonry wall that could be augmented and retained.
	Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.
Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and ensuring that structural members are free from insect infestation.	Failing to provide proper building maintenance so that deterioration of the structural system results. Causes of deterioration include subsurface ground movement, vegetation growing too close to foundation walls, improper grading, fungal rot, and poor interior ventilation that results in condensation.
Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.	Utilizing destructive probing techniques that will damage or destroy structural material.
Repairing the structural system by augmenting or upgrading individual parts or features in a manner that is consistent with the restoration period. For example, weakened structural members such as floor framing can be paired with a new member, braced, or otherwise supplemented and reinforced. The new work should be unobtrusively dated to guide future research and treatment.	Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or that damages interior features or spaces.
	Replacing a structural member or other feature of the structural system when it could be augmented and retained.

Restoration

Recommended	*Not Recommended*
Replacing in kind—or with substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities. The new work should be unobtrusively dated to guide future research and treatment.	Installing a visible replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam; or failing to document the new work. Using substitute material that does not equal the loadbearing capabilities of the historic material and design; or is otherwise physically or chemically incompatible.

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic structural systems and features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing structural system features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering visually intrusive structural features from other historic periods such as a non-matching column or exposed ceiling beams.	Failing to remove or alter a visually intrusive structural feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document structural features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing structural feature that existed during the restoration period based on physical or documentary evidence; for example, duplicating a viga or cast iron column.	Constructing a structural feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Building Interior

Spaces, Features, and Finishes

Recommended	*Not Recommended*
Interior Spaces	
Identifying, retaining, and preserving a floor plan or interior spaces from the restoration period. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves, such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.	Altering a floor plan or interior spaces—including individual rooms—from the restoration period.
Interior Features and Finishes	
Identifying, retaining, and preserving interior features and finishes from the restoration period. These include columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stencilling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.	Altering features or finishes from the restoration period. Failing to properly document spaces, features, and finishes from the restoration period which may result in their loss. Applying paint, plaster, or other finishes to surfaces unless the work can be substantiated historical documentation. Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes from the restoration period to features such as doors and panelling. Changing the type of finish or its color, such as painting a previously varnished wood feature, unless the work can be substantiated by historical documentation.
Protecting and maintaining masonry, wood, and architectural metals that comprise restoration period interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.

Restoration

Recommended	*Not Recommended*
Protecting interior spaces, features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.	Permitting entry into historic buildings through unsecured or broken windows and doors so that the interior features and finishes are damaged by exposure to weather or vandalism.
	Stripping interiors of restoration period features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.
Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.	Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.
Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.	Failing to take new use patterns into consideration so that interior features and finishes are damaged.
Removing damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems based on historical documentation.	Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.
Repainting with colors that are documented to the building's restoration period.	Using new paint colors that are inappropriate to the building's restoration period.
Limiting abrasive cleaning methods to certain industrial warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.	Changing the texture and patina of features from the restoration period through sandblasting or use of abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.	Failing to undertake adequate measures to assure the protection of interior features and finishes.

Recommended

Repairing interior features and finishes from the restoration period by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings. The new work should be unobtrusively dated to guide future research and treatment.

Replacing in kind an entire interior feature or finish from the restoration period that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model for reproduction. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.

Not Recommended

Replacing an interior feature from the restoration period such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Removing a feature or finish from the restoration period that is unrepairable and not replacing it; or failing to document the new work.

A complete paint investigation often needs to be conducted during Restoration. Paint samples are carefully collected onsite. In the laboratory, an ultra violet light is used to identify pigments and binding media. Paint samples are then photographed. Physical evidence documented through laboratory research provides a sound basis for an accurate restoration of painted finishes, such as the complex stencilling pictured here. Photo left: Courtesy Alexis Eliza; Photo right: Courtesy Andrea Gilmore.

Restoration

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic interior spaces, features, and finishes that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing interior spaces, features, and finishes from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering interior spaces, features and finishes from other historic periods such as a later suspended ceiling or wood panelling.	Failing to remove or alter an interior space, feature, or finish from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document interior spaces, features, and finishes from other historic periods that are removed from the building so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating an interior space, or a missing feature or finish from the restoration period based on physical or documentary evidence; for example, duplicating a marbleized mantel or a staircase.	Constructing an interior space, feature, or finish that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

The missing plaster cornice was restored as part of an overall project to return a residence to its original appearance. The traditional method of producing a cornice is unchanged today. Photo: Old-House Journal

Building Interior

Mechanical Systems: Heating, Air Conditioning, Electrical, and Plumbing

Recommended	*Not Recommended*
Identifying, retaining, and preserving visible features of mechanical systems from the restoration period such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.	Altering visible decorative features of mechanical systems from the restoration period.
	Failing to properly document mechanical systems and their visible decorative features from the restoration period which may result in their loss.
Protecting and maintaining mechanical, plumbing, and electrical systems and their features from the restoration period through cyclical cleaning and other appropriate measures.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.	Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.
Improving the energy efficiency of existing mechanical systems to help reduce the need for elaborate new equipment.	Installing unnecessary air conditioning or climate control systems which can add excessive moisture to the building. This additional moisture can either condense inside, damaging interior surfaces, or pass through interior walls to the exterior, potentially damaging adjacent materials as it migrates.
Repairing mechanical systems from the restoration period by augmenting or upgrading system parts, such as installing new pipes and ducts, rewiring, or adding new compressors or boilers.	Replacing a mechanical system from the restoration period or its functional parts when it could be upgraded and retained.
Replacing in kind—or with compatible substitute material—those visible features of restoration period mechanical systems that are either extensively deteriorated or are prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.	Installing a visible replacement feature that does not convey the same visual appearance.
Installing a new mechanical system, if required, in a way that results in the least alteration possible to the building.	Installing a new mechanical system so that structural or interior features from the restoration period are altered.

Restoration

Recommended	*Not Recommended*
Providing adequate structural support for new mechanical equipment.	Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities	Installing vertical runs of ducts, pipes, and cables in places where they will obscure features from the restoration period
Installing air conditioning units in such a manner that features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials	Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of building material from the restoration period
	Cutting through features such as masonry walls in order to install air conditioning units

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic mechanical systems and features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing mechanical systems and features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering mechanical systems and features from other historic periods such as a later elevator or plumbing fixture	Failing to remove a mechanical system or feature from another period, thus confusing the depiction of the building's significance.
Documenting materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.	Failing to document mechanical systems and features from other historic periods that are removed from the building so that a valuable portion of the historic record is lost
Re-creating Missing Features from the Restoration Period	
Re-creating a missing feature of the mechanical system that existed during the restoration period based on physical or documentary evidence; for example, duplicating a heating vent or gaslight fixture.	Constructing a mechanical system or feature that was part of the original design for the building but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation

Building Site

Recommended

Identifying, retaining, and preserving restoration period buildings and their features as well as features of the site. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the restoration period.

Not Recommended

Altering buildings and their features or site features from the restoration period.

Failing to properly document building and site features from the restoration period which may result in their loss.

This ca. 1900 photograph (left) would be invaluable to guide restoration of the deteriorated house (right) to its documented earlier appearance, complete with decorative trim, shutters, polychromed exterior, and fencing. Photos: Courtesy North Carolina Department of Archives and History

Restoration

Recommended	*Not Recommended*
Re-establishing the relationship between buildings and the landscape that existed during the restoration period.	Retaining non-restoration period buildings or landscape features.
Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.	Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.	Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.
Surveying and documenting areas where the terrain will be altered during restoration work to determine the potential impact to landscape features or archeological resources.	Failing to survey the building site prior to beginning restoration work which results in damage to, or destruction of, landscape features or archeological resources.
Protecting, e.g., preserving in place, important archeological resources.	Leaving known archeological material unprotected so that it is damaged during restoration work.
Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.	Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.
Preserving important landscape features from the restoration period, including ongoing maintenance of historic plant material.	Allowing restoration period landscape features to be lost or damaged due to a lack of maintenance.
Protecting building and landscape features against arson and vandalism before restoration work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.
	Removing restoration period features from the building or site such as wood siding, iron fencing, masonry balustrades, or plant material.

Restoration

Recommended	*Not Recommended*
Providing continued protection of building materials and plant features from the restoration period through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.
Evaluating the existing condition of materials and features to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.	Failing to undertake adequate measures to assure the protection of building and site features.
Repairing restoration period features of the building and site by reinforcing historic materials. The new work should be unobtrusively dated to guide future research and treatment.	Replacing an entire restoration period feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.
Replacing in kind an entire restoration period feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.	Removing a restoration period feature of the building or site that is unrepairable and not replacing it; or failing to document the new work.
Replacing deteriorated or damaged landscape features of the restoration period in kind or with compatible substitute material. The replacement feature should be based on physical evidence and convey the same appearance.	Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating an inaccurate depiction of the restoration period.

Restoration

The following Restoration *work is highlighted to indicate that it involves the removal or alteration of existing historic building site features that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing building site features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering features of the building or site from other historic periods such as a later outbuilding, paved road, or overgrown tree.	Failing to remove a feature of the building or site from another period, thus creating an inaccurate historic appearance.
Documenting features of the building or site from other periods prior to their alteration or removal.	Failing to document features of the building or site from other historic periods that are removed during restoration so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing feature of the building or site that existed during the restoration period based on physical or documentary evidence, for example, duplicating a terrace, gazebo, or fencing.	Constructing a feature of the building or site that was part of the original design, but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Setting (District/Neighborhood)

Recommended	*Not Recommended*
	Altering features of the setting that can be documented to the restoration period.
	Failing to properly document restoration period building and landscape features, which may result in their loss.
	Retaining non-restoration period buildings or landscape features.
Protecting and maintaining building materials and plant features from the restoration period through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.
Protecting buildings and landscape features against arson and vandalism before restoration work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.
	Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.
Evaluating the existing condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of building and landscape features.
Repairing restoration period features of the building and landscape by reinforcing the historic materials. Repair will generally include the replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as porch balustrades or paving materials. The new work should be unobtrusively dated to guide future research and treatment.	Replacing an entire restoration period feature of the building or landscape setting when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.

Restoration

Recommended	*Not Recommended*
Replacing in kind an entire restoration period feature of the building or landscape that is too deteriorated to repair—when the overall form and detailing are still evident—using the physical evidence as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The new work should be unobtrusively dated to guide future research and treatment.	Removing a restoration period feature of the building or landscape that is unrepairable and not replacing it; or failing to document the new work.

The following **Restoration** *work is highlighted to indicate that it involves the removal or alteration of existing features of the historic setting that would be retained in Preservation and Rehabilitation treatments; and the replacement of missing features from the restoration period using all new materials.*

Recommended	*Not Recommended*
Removing Existing Features from Other Historic Periods	
Removing or altering features of the building or landscape from other historic periods, such as a later road, sidewalk, or fence.	Failing to remove a feature of the building or landscape from another period, thus creating an inaccurate historic appearance.
Documenting features of the building or landscape dating from other periods prior to their alteration or removal.	Failing to document features of the building or landscape from other historic periods that are removed from the setting so that a valuable portion of the historic record is lost.
Re-creating Missing Features from the Restoration Period	
Re-creating a missing feature of the building or landscape in the setting that existed during the restoration period based on physical or documentary evidence; for example, duplicating a path or park bench.	Constructing a feature of the building or landscape that was part of the original design for the setting but was never actually built; or constructing a feature which was thought to have existed during the restoration period, but for which there is insufficient documentation.

Restoration

The Bronson-Mulholland House in Palatka, Florida, ca 1845, is shown (a) before and (b) after the treatment. Restoration. Over the years the east (far right) side of the veranda had been filled in as a sixth bay. During the restoration, this later infill was removed and the east veranda, together with its flooring, stairs, and foundation, restored. Photo: City of Palatka, Community Development Department.

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Restoration

Although the work in the following sections is quite often an important aspect of restoration projects, it is usually not part of the overall process of preserving features from the restoration period (protection, stabilization, conservation, repair, and replacement); rather, such work is assessed for its potential negative impact on the building's historic appearance. For this reason, particular care must be taken not to obscure, alter, or damage features from the restoration period in the process of undertaking work to meet code and ener-

Energy Efficiency

Recommended	*Not Recommended*
Masonry/Wood/Architectural Metals	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.	Applying thermal insulation with a high moisture content in wall cavities which may damage historic fabric.
Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no interior molding around the windows or other interior architectural detailing from the restoration period.	Installing wall insulation without considering its effect on interior or other architectural detailing.
Windows	
Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds from the restoration period in good operable condition for natural ventilation.	Using shading devices that are inappropriate to the restoration period.
Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.	Replacing multi-paned sash from the restoration period with new thermal sash utilizing false muntins.
Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to ensure proper maintenance and to avoid condensation damage to historic windows.	Installing interior storm windows that allow moisture to accumulate and damage the window.
Installing exterior storm windows which do not damage or obscure the windows and frames.	Installing new exterior storm windows which are inappropriate in size or color.
	Replacing windows or transoms from the restoration period with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Recommended	*Not Recommended*
Entrances and Porches	
Maintaining porches and double vestibule entrances from the restoration period so that they can retain heat or block the sun and provide natural ventilation.	Changing porches significant to the restoration period by enclosing them.
Interior Features	
Retaining interior shutters and transoms from the restoration period for their inherent energy conserving features.	Removing interior features from the restoration period that play a secondary energy conserving role.
Mechanical Systems	
Improving energy efficiency of existing mechanical systems by installing insulation in attics and basements.	Replacing existing mechanical systems that could be repaired for continued use.
Building Site	
Retaining plant materials, trees, and landscape features which perform passive solar energy functions, such as sun shading and wind breaks, if appropriate to the restoration period.	Removing plant materials, trees, and landscape features from the restoration period that perform passive solar energy functions.
Setting (District/Neighborhood)	
Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds, if appropriate to the restoration period.	Stripping the setting of landscape features and landforms from the restoration period so that effects of the wind, rain, and sun result in accelerated deterioration of the historic building.

Restoration

Accessibility Considerations

Recommended

Identifying spaces, features, and finishes from the restoration period so that accessibility code-required work will not result in their damage or loss.

Complying with barrier-free access requirements in such a manner that spaces, features, and finishes from the restoration period are preserved.

Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

Providing barrier-free access that promotes independence for to the highest degree practicable, while preserving significant historic features.

Finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths, and lifts.

Not Recommended

Undertaking code-required alterations before identifying those spaces, features, or finishes from the restoration period which must be preserved.

Altering, damaging, or destroying features from the restoration period in attempting to comply with accessibility requirements.

Making changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.

Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

Making modifications for accessibility without considering the impact on the historic building and its site.

Health and Safety Considerations

Recommended	*Not Recommended*
Identifying spaces, features, and finishes from the restoration period so that code-required work will not result in their damage or loss.	Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes from the restoration period which must be preserved.
Complying with health and safety codes, including seismic code requirements, in such a manner that spaces, features, and finishes from the restoration period are preserved.	Altering, damaging, or destroying spaces, features, and finishes while making modifications to a building or site to comply with safety codes.
Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.	Destroying interior features and finishes from the restoration period without careful testing and without considering less invasive abatement methods.
Providing workers with appropriate personal protective equipment for hazards found at the worksite.	Removing unhealthful building materials without regard to personal and environmental safety.
Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.	Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to spaces, features, and finishes from the restoration period.
Upgrading historic stairways and elevators from the restoration period to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.	Damaging or obscuring stairways and elevators or altering adjacent spaces from the restoration period in the process of doing work to meet code requirements.
Installing sensitively designed fire suppression systems, such as sprinkler systems, that result in retention of features and finishes from the restoration period.	Covering wood features from the restoration period with fire-resistant sheathing which results in altering their visual appearance.
Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.	Using fire-retardant coatings if they damage or obscure features from the restoration period.
Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent features and spaces from the restoration period.	Altering the appearance of spaces, features, or finishes from the restoration period when adding a new code-required stairway or elevator.

Standards for Reconstruction & Guidelines for Reconstructing Historic Buildings

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

Guidelines for Reconstructing Historic Buildings

Introduction

Whereas the treatment Restoration provides guidance on restoring—or re-creating—building features, the **Standards for Reconstruction** and **Guidelines for Reconstructing Historic Buildings** address those aspects of treatment necessary to re-create an entire non-surviving building with new material. Much like restoration, the goal is to make the building appear as it did at a particular—and most significant—time in its history. The difference is, in Reconstruction, there is far less extant historic material prior to treatment and, in some cases, nothing visible. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken. Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material. Finally, the reconstructed building must be clearly identified as a contemporary re-creation.

In the 1930s reconstruction of the 18th century Governor's Palace at Colonial Williamsburg, Virginia, the archeological remains of the brick foundation were carefully preserved in situ, and serve as a base for the reconstructed walls.
Photo: The Colonial Williamsburg Foundation.

Research and Document Historical Significance

Guidance for the treatment Reconstruction begins with *researching and documenting* the building's historical significance to ascertain that its re-creation is essential to the public understanding of the property. Often, another extant historic building on the site or in a setting can adequately explain the property, together with other interpretive aids. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building, as it evolved, is rarely re-created. During this important fact-finding stage, if research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

Investigate Archeological Resources

Investigating archeological resources is the next area of guidance in the treatment Reconstruction. The goal of physical research is to identify features of the building and site which are essential to an accurate re-creation and must be reconstructed, while leaving those archeological resources that are not essential, undisturbed. Information that is not relevant to the project should be preserved in place for future research. The archeological findings, together with archival documentation, are then used to replicate the plan of the building, together with the relationship and size of rooms, corridors, and other spaces, and spatial relationships.

Identify, Protect and Preserve Extant Historic Features

Closely aligned with archeological research, recommendations are given for *identifying, protecting, and preserving* extant features of the historic building. It is never appropriate to base a Reconstruction upon conjectural designs or the availability of different features from other buildings. Thus, any remaining historic materials and features, such as remnants of a foundation or chimney and site features such as a walkway or path, should be retained, when practicable, and incorporated into the reconstruction. The historic as well as new material should be carefully documented to guide future research and treatment.

Reconstruct Non-Surviving Building and Site

After the research and documentation phases, guidance is given for Reconstruction work itself. Exterior and interior features are addressed in general, always emphasizing the need for an accurate *depiction*, i.e., careful duplication of the appearance of historic interior paints, and finishes such as stencilling, marbling, and graining. In the absence of extant historic materials, the objective in reconstruction is to re-create the appearance of the historic building for interpretive purposes. Thus, while the use of traditional materials and finishes is always preferred, in some instances, substitute materials may be used if they are able to convey the same visual appearance.

Where non-visible features of the building are concerned—such as interior structural systems or mechanical systems—it is expected that contemporary materials and technology will be employed.

Re-creating the building site should be an integral aspect of project work. The initial archeological inventory of subsurface and aboveground remains is used as documentation to reconstruct landscape features such as walks and roads, fences, benches, and fountains.

Energy Efficiency/Accessibility/Health and Safety Code Considerations

Code requirements must also be met in Reconstruction projects. For code purposes, a reconstructed building may be considered as essentially new construction. Guidance for these sections is thus abbreviated, and focuses on achieving design solutions that do not destroy extant historic features and materials or obscure reconstructed features.

Reconstruction as a Treatment. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

Reconstruction should generally be based on an extensive archeological investigation, as was done here to re-create a non-surviving commissary building at Fort Snelling.

Reconstruction

Recommended	*Not Recommended*
Researching and documenting the property's historical significance, focusing on the availability of documentary and physical evidence needed to justify reconstruction of the non-surviving building.	Undertaking a reconstruction based on insufficient research, so that, as a result, an historically inaccurate building is created.
	Reconstructing a building unnecessarily when an existing building adequately reflects or explains the history of the property, the historical event, or has the same associative value.
	Executing a design for the building that was never constructed historically.
Investigating archeological resources to identify and evaluate those features and artifacts which are essential to the design and plan of the building.	Failing to identify and evaluate archeological information prior to reconstruction, or destroying extant historical information not relevant to the reconstruction but which should be preserved in place.

Jean Baptiste Wengler's watercolor rendering of Fort Snelling, Minnesota, in 1857, is aesthetically pleasing, but the overall view does not constitute adequate documentary evidence for a Reconstruction. Oral histories are also unreliable sources of documentation for treatment.

Reconstruction

Recommended

Minimizing disturbance of terrain to reduce the possibility of destroying archeological resources.

Identifying, retaining, and preserving extant historic features of the building and site, such as remnants of a foundation, chimney, or walkway.

Not Recommended

Introducing heavy machinery or equipment into areas where it may disturb archeological resources.

Beginning reconstruction work without first conducting a detailed site investigation to physically substantiate the documentary evidence.

Basing a reconstruction on conjectural designs or the availability of different features from other historic buildings.

(a) and (b). Two photos illustrate the use of contemporary construction materials and techniques within the treatment, Reconstruction. Because Reconstruction is employed to portray a significant earlier time, usually for interpretive purposes, substitute materials may be appropriate if they are able to convey the historic appearance.

Reconstruction

Recommended	*Not Recommended*
Building Exterior	
Reconstructing a non-surviving building to depict the documented historic appearance. Although traditional building materials such as masonry, wood, and architectural metals are preferable, substitute materials may be used as long as they re-create the historical appearance.	Reconstructing features that cannot be documented historically or for which inadequate documentation exists.
	Using substitute materials that do not convey the appearance of the historic building.
Re-creating the documented design of exterior features such as the roof shape and coverings; architectural detailing; windows; entrances and porches; steps and doors; and their historic spatial relationships and proportions.	Omitting a documented exterior feature; or re-building a feature, but altering its historic design.
	Using inappropriate designs or materials that do not convey the historic appearance, such as aluminum storm and screen window combinations.
Reproducing the appearance of historic paint colors and finishes based on physical and documentary evidence.	Using paint colors that cannot be documented through research and investigation to be appropriate to the building or using other undocumented finishes.
Using signs to identify the building as a contemporary re-creation.	Failing to explain that the building is a reconstruction, thus confusing the public understanding.
Building Interior	
Re-creating the appearance of *visible* features of the historical structural system, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundations, or loadbearing brick or stone walls. Substitute materials may be used for unexposed structural features if they were not important to the historic significance of the building.	Changing the documented appearance of visible features of the structural system.
Re-creating a historic floor plan or interior spaces, including the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves.	Altering the documented historic floor plan or relocating an important interior feature such as a staircase so that the historic relationship between the feature and space is inaccurately depicted.

Reconstruction

Recommended	*Not Recommended*
Duplicating the documented historic appearance of the building's interior features and finishes, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint and finishes such as stencilling, marbling and graining; and other decorative materials that accented interior features and provided color, texture, and patterning to walls, floors and ceilings.	Altering the documented appearance of interior features and finishes so that, as a result, an inaccurate depiction of the historic building is created. For example, moving a feature from one area of a room to another; or changing the type or color of the finish.
Installing modern mechanical systems in the least obtrusive way possible, while meeting user need.	Altering the historic plan or the re-created appearance unnecessarily when installing modern mechanical systems.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs in ducts, pipes, and cables in places where they will intrude upon the historic depiction of the building.
Installing exterior electrical and telephone cables underground, or in the least obtrusive way possible.	Attaching exterior electrical and telephone cables to the principal elevations of the reconstructed building, unless their existence and visibility can be documented.

Reconstruction

The spacious grounds at Middleton Place, near Charleston, South Carolina, constitute the first landscaped garden in America. The molded terraces, originally constructed in the 18th century, were largely reconstructed in the early 20th century based on extant remains and other documentary evidence. Photo: Middleton Place.

Building Site

Recommended	*Not Recommended*
Basing decisions for reconstructing building site features on the availability of documentary and physical evidence.	Reconstructing building site features without first conducting a detailed investigation to physically substantiate the documentary evidence.
Inventorying the building site to determine the existence of aboveground remains and subsurface archeological materials, then using this evidence as corroborating documentation for the reconstruction of related site features. These may include walks, paths, roads, and parking; trees, shrubs, fields or herbaceous plant material; terracing, berms, or grading; lights, fences, or benches; sculpture, statuary, or monuments; fountains, streams, pools, or lakes.	Giving the building's site a false appearance by basing the reconstruction on conjectural designs or the availability of features from other nearby sites.
Re-establishing the historic relationship between the building or buildings and historic site features, whenever possible.	Changing the historic spacial relationship between the building and historic site features, or reconstructing some site features, but not others, thus creating a false appearance.

Reconstruction

Recommended	*Not Recommended*
Setting (District or Neighborhood)	
Basing decisions for reconstructing features of the building's setting on the availability of documentary and physical evidence.	Reconstructing features of the setting without first conducting a detailed investigation to physically substantiate the documentary evidence.
Inventorying the setting to determine the existence of above-ground remains and subsurface archeological materials, using this evidence as corroborating documentation for the reconstruction of missing features of the setting. Such features could include roads and streets; furnishings such as lights or benches; vegetation, gardens and yards; adjacent open space such as fields, parks, commons or woodlands; and important views or visual relationships.	Giving the building's setting a false appearance by basing the reconstruction on conjectural designs or the availability of features from other nearby districts or neighborhoods.
Re-establishing the historic spatial relationship between buildings and landscape features of the setting.	Confusing the historic spatial relationship between buildings and landscape features within the setting by reconstructing some missing elements, but not others.

(a) and (b). Two views of the Officers' Quarters at Fort Snelling (ca. 1885 to 1900) not only provide information on the materials and form of the historic block, they document the wooden walkways and other landscape features such as stairs, railings, and tree placement. Historical and pictorial evidence would need to be combined with specific physical evidence in order to make the case for Reconstruction as a treatment.

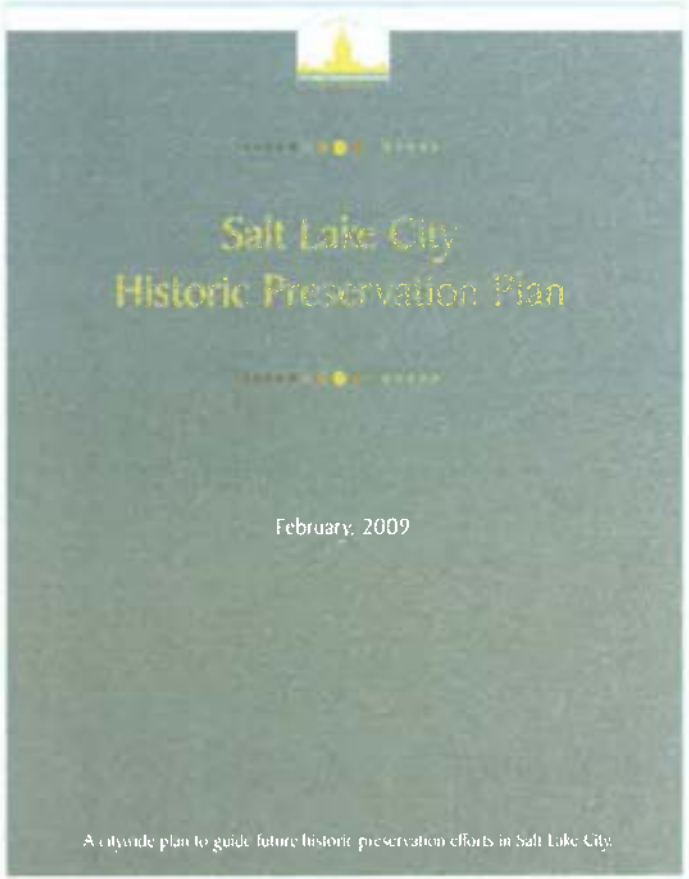
Reconstruction

The 1778 Kershaw House, which served as British Headquarters during the Revolutionary War, was burned by Union troops in 1865. In the early 1970s, the house was reconstructed as part of Camden Battlefield, Camden, South Carolina. Built expressly for interpretive purposes, it serves as an illustrative reminder of a past event of national significance. The Standards for Reconstruction call for any re-created building to be clearly identified as a contemporary depiction. This is most often done by means of an exterior sign or plaque, or through an explanatory brochure or exhibit. A guide may inform visitors as well. Photo: Richard Frear.

Reconstruction

Whereas preservation, rehabilitation, and restoration treatments usually necessitate retrofitting to meet code and energy requirements, in this treatment it is assumed that the reconstructed building will be essentially new construction. Thus, only minimal guidance is provided in the following section, although the work must still be assessed for its potential negative impact on the reconstructed

Recommended	*Not Recommended*
Energy Efficiency	
Installing thermal insulation, where appropriate, as part of the reconstruction.	Installing thermal insulation with a high moisture content.
Utilizing the inherent energy conserving features of windows and blinds, porches and double vestibule entrances in a reconstruction project.	Using windows and shading devices that are inappropriate to the reconstruction. Installing new thermal sash with false muntins instead of using sash that is appropriate to the reconstruction.
Utilizing plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks, when appropriate to the reconstruction.	Removing plant materials and landscape features which perform passive energy functions if they are appropriate to the reconstruction.
Accessibility Considerations	
Taking accessibility requirements into consideration early in the planning stage so that barrier-free access can be provided in a way that is compatible with the reconstruction.	Obscuring or damaging the appearance of the reconstructed building in the process of providing barrier-free access.
Health and Safety Considerations	
Considering health and safety code requirements, such as the installation of fire suppression systems, early in the planning stage of the project so that the work is compatible with the reconstruction.	Meeting health and safety requirements without considering their visual impact on the reconstruction.



Appendix VII

Salt Lake City Historic Preservation Plan, 2009

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Introduction

Though a relatively young city, Salt Lake has been identifying and protecting its historic resources much longer than most communities in the West. Salt Lake adopted its first local preservation ordinance in 1976. Since then, the city has established and continually improved an array of tools and programs aimed at protecting the buildings and landscapes from its past – from multiple surveys of historic resources in Salt Lake's neighborhoods, to the establishment of six local historic districts and dozens of Landmark Sites, to design guidelines that direct the character of building projects in the historic districts, to the historic ordinance itself, which has gone through numerous revisions and updates since its original adoption.

The residents and officials of Salt Lake also have cultivated a strong network of public and private partners focused on preserving reminders of the city's heritage, including the community councils, the Utah Heritage Foundation, and the State Historic Preservation Office, plus an established base of city support for preservation located in the planning department.

Today, as Salt Lake continues to grow in size and in geographic reach, the city's older neighborhoods face increasing pressures for redevelopment and infill, presenting both challenges and opportunities. Many stakeholders have questioned the role that historic preservation plan should play in a modern, expanding city that faces challenges like an expanding rapid transit system that runs through older neighborhoods, and a new emphasis on green development and sustainability.

This preservation plan represents the city's first effort to think comprehensively about the role that historic preservation plays throughout all of Salt Lake. This plan is intended to be used to inform an array of future decisions, from amendments to master plans, to budget priorities, to site-specific development decisions. This plan will be the key strategic document that will guide preservation activity into the future and strengthen the already successful preservation efforts in Salt Lake City.

This chapter presents the following background and introduction to the rest of the plan document:

- Historic Preservation in Salt Lake City: A Background;
- An overview of the planning process behind the development of this plan; and
- An overview of this plan's contents.

The State Capitol Building is a major landmark in the city. The successful preservation of the city's historic resources will require the joint and ongoing commitment of preservation and planning staff, as well as other City departments, the State Historic Preservation Office, the Utah Heritage Foundation, and other preservation partners.

Historic Preservation in Salt Lake City: A Background

In 1953, the Utah State Legislature passed the Historic District Act acknowledging the importance of the state's historic heritage. Section 11-18-1, Utah Code Annotated, 1953, as amended, declares the counties, cities, and towns of the state possess the power to identify, preserve, protect, and enhance historic and prehistoric areas and sites lying within their jurisdictions. In addition, these governmental entities are empowered to expend public funds for the purpose of identifying, preserving, protecting, and enhancing historic areas and sites.

Salt Lake City adopted a historic preservation ordinance in 1976 in response to grass-roots concerns about the loss of the city's historic buildings and heritage. These concerns were triggered by a number of demolitions of historic structures that occurred in the late 1950s-1960s including the Salt Lake Theater and several mansions along South Temple, although some neighborhoods such as the Avenues and Capitol Hill had already begun to enjoy quiet reinvestment. The ordinance establishes the Historic Landmark Commission (HLC), and provides procedures for designating resources and reviewing development applications that affect historic properties. Three years later, in 1979, the first citywide preservation guidelines were adopted. The American Institute of Architects interdisciplinary Regional/Urban Design Assistance Teams (R/UDAT) report conducted for the city in 1988 led to significant revisions to the original zoning ordinance adopted in 1995. Most notably, the revised ordinance contained stricter anti-demolition provisions and established the Historic Landmark Commission as an independent commission (it had previously been a committee of the Planning Commission). Four years later, the City Council adopted revised design guidelines – *Design Guidelines for Residential Historic Districts in Salt Lake City*. The revised ordinance and design guidelines both helped to strengthen the city's preservation efforts. Together, these elements constitute what this report refers to as the city's "historic preservation program," which is described in detail in the following section.

FIGURE 1: PRESERVATION POLICY TIMELINE

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PRESERVATION PROGRAM HIGHLIGHTS 1976 - 2009

PROPERTIES CURRENTLY PROTECTED BY THE HISTORIC PRESERVATION PROGRAM

Since the adoption of the preservation ordinance in 1976, the city has established six local historic districts and designated over 160 sites as local landmarks. The size of the preservation program and number of designated properties means that city preservation staff review a high volume of certificate of appropriateness (COA) applications each year. Over the past five years, staff has reviewed an average of 240 COAs each year, totaling over 1,210 applications.

A NATIONALLY RECOGNIZED PRESERVATION PROGRAM

Salt Lake has a nationally recognized preservation program. In 2007, the American Planning Association named South Temple one of America's "10 Great Streets" and the White House recognized Salt Lake City as a "Preserve America" community.

A SAMPLING OF SIGNATURE PROJECTS

City and County Building (1891)

Significance: Romanesque Revival architecture. Intricately linked to numerous events in state history – for more information visit: www.slcgov.com/info/ccbuilding/ccbuilding.htm#making_arch_land

Restored: 1986-1989. Over $31 million in total construction costs and furnishings to restore the building including exterior cleaning, seismic retrofitting, and restoration work to the tiling, marble, painting and other interior details.

Trolley Square (1908)

Significance: 1908s electric trolley garage

Restored: Early 1970s. Remains a nationally noted project example of adaptive reuse of historic structures. Trolley Square is in the midst of another renovation aimed at enhancing the relationship of the historic structures to the surrounding Central City Historic District through expanded retail space and parking.

First Security Bank (1955)

Significance: Utah's first modern building, one of the best examples of internationally-influenced architecture in the state.

Restored: 2004. Restoration generated $2.3 million in historic rehabilitation credits and $1.23 million in new market tax credits. Received a preservation award from Utah Heritage Foundation and the National Preservation Honor Award from the National Trust for Historic Preservation in 2006.

OBJECTIVES OF THIS PLAN

In 2004, the city completed a review of the historic preservation program and decided to pursue a preservation plan to set a unified citywide strategy for preservation activity. The preservation plan, in addition to charting the course for the future, was also intended to address a variety of issues raised by stakeholders. These issues are summarized below in the following three general topic areas:

- Planning and Outreach;
- Historic Resource Inventories and Surveys; and
- Regulations and Incentives.

PLANNING AND OUTREACH

ESTABLISH LONG-TERM VISION AND STRATEGY FOR PRESERVATION PLANNING

Many stakeholders noted the lack of formally established goals and priorities for historic preservation in Salt Lake City, which they felt has resulted in a preservation program that, to some observers, focuses heavily on already-designated properties and districts and does not adequately articulate a "big picture" vision for historic preservation in Salt Lake City. This plan addresses this concern by presenting a clearly defined vision and goals for how preservation interacts with and supports other City goals and activities, including those related to neighborhoods, economic development, transit, and growth.

IMPROVE COORDINATION BETWEEN HISTORIC PRESERVATION AND OTHER CITY PLANS, POLICIES, AND REGULATIONS

The City's planning structure, which emphasizes master planning at the subarea level, has resulted in individual plans that are strongly tailored to neighborhood interests. A concern, however, is that that city's patchwork quilt of master plans do not necessarily allow for easy coordination between competing City policy goals, or for the development of uniform policies across all areas of the city. To some observers, there have been missed opportunities for collaboration between preservation and other city interests, and sometimes preservation interests have been pitted unnecessarily against other worthwhile city goals like economic development and affordable housing.

This preservation plan identifies these planning and policy overlaps and establishes a strategy for resolving inconsistencies and incompatibilities and improving interdepartmental coordination. It also sets priorities for the historic preservation program so that they can be weighed and balanced against other goals and objectives of the city (e.g., increased transit ridership, affordable housing, and redevelopment). The citywide plan will ensure that historic preservation goals can be consistently applied throughout the city, resulting in better protection and a higher level of consistency and predictability.

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EXPAND EDUCATION AND OUTREACH

The city currently conducts only limited education and outreach as part of its historic preservation program. This plan identifies additional education and outreach programs that should be offered by the city over time to improve understanding and user-friendliness of historic preservation.

HISTORIC RESOURCE INVENTORIES AND SURVEYS

DEVELOP A STRATEGY FOR FUTURE HISTORIC RESOURCE SURVEYS

Historic resource surveys are a vital tool for informing the community about the types of historic properties that exist and the extent to which such properties maintain their historic integrity. City officials have acknowledged that most survey work has occurred sporadically and been completed in a reactionary, rather than proactive and strategic, manner. In response to the 2004 City Council-led review of the historic preservation program, the city is undertaking new re-surveys to update the information for existing districts. This historic preservation plan builds on this work by providing additional direction about survey and resurvey priorities for the future.

IMPROVE THE UNDERSTANDING OF SALT LAKE CITY'S HISTORIC CONTEXT

The significance of a historic resource today is influenced by the period in which it was established and the role the resource has played in the community over time. Understanding the context in which a particular neighborhood, building, structure, or object was established helps to define the significance of that resource today. In Salt Lake City, past surveys and historic nomination documents have only provided an introductory level of information on the historic contexts of the resources being preserved. The historic preservation plan calls for a coordinated resource framework to help the city and its preservation partners organize and understanding the numerous sites and structures identified in the city.

BROADEN THE FOCUS OF HISTORIC PRESERVATION

Historic preservation in Salt Lake City traditionally has focused on historic districts developed prior to WWII, as well as various architecturally significant individual landmarks. This plan calls for the city to broaden this focus to include thematically related historic resources as well as those from the recent past.

REGULATIONS AND INCENTIVES

ADOPT A WIDER RANGE OF PRESERVATION TOOLS

The city's preservation regulations consist primarily of the historic district overlay ordinance and the residential district design guidelines, which apply only to locally designated landmarks and locally designated historic districts.

While these are working generally well, there is a need for a broader range of tools to complement the existing ordinance and guidelines. This plan proposes that the city expand the regulatory tools available for preserving history and character in the city. Specific tools suggested are neighborhood conservation districts and transfer of development rights programs, among others.

ADDRESS CONCERNS WITH THE DEMOLITION PROVISIONS OF THE ORDINANCE

Current demolition provisions of the preservation ordinance, including the economic hardship process, are seen as convoluted and ineffectual. This plan calls for the further evaluation and improvement of the demolition provisions in addition to the work currently underway by staff. It also addresses numerous conditions that contribute to demolitions, such as incompatible underlying zoning.

EVALUATE PROGRAM ADMINISTRATION AND STAFFING NEEDS

The procedures for review and approval of development applications involving historic properties are not clear to the general public, and perceived problems with development review have led some individuals and companies to avoid projects that would involve a local landmark site or property within a historic district. This plan suggests strategies to ensure that program administration offers a level playing field and high degree of transparency to property owners and residents through additional resources to make navigating the process easier, while at the same time allowing an appropriate level of flexibility and creativity.

CONSIDER A WIDER RANGE OF INCENTIVES TO ACHIEVE PRESERVATION OBJECTIVES

Incentives, such as the state and federal tax incentives for the qualifying rehabilitation of historic properties and the Utah Heritage Foundation's revolving loan fund, are valuable tools for preservation. This plan calls for additional incentives – both financial and other – to encourage the preservation of historic properties.

THE PLANNING PROCESS

This plan was developed through an interactive process that involved and incorporated feedback from a variety of groups. In addition to constant and close communication with preservation staff of the Planning Division, public participation in the planning process included the following:

HISTORIC LANDMARK COMMISSION

Regular meetings were held with the Historic Landmark Commission charged with oversight of the planning process to receive their feedback and direction.

The Historic Landmark Commission is the key decision-making body for the historic preservation program of the City.

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CITIZEN ADVISORY COMMITTEE

A 17-member Citizen Advisory Committee included citizens representing a range of backgrounds and interests, including preservation architects, historians, and property owners. This volunteer group met regularly during the process to provide feedback on the content of this plan as it was developed.

PUBLIC WORKSHOPS

Two public worksnops and one open house were held throughout the plan's development. These were held at the beginning, middle, and end of the process to offer opportunities for the community to define what they would like to see the plan address, help shape the goals and policies for the plan, and then to provide feedback on the draft plan prior to adoption.

CITY WEBSITE

A dedicated page on the city's website, with a presence on the main page, served as a primary method of making plan work products and announcements available to the public for their review. The website also provided a means to submit questions and comments to staff.

ADDITIONAL OUTREACH ACTIVITIES

The planning process also employed a number of additional outreach methods at various times throughout the planning process, including interviews with key preservation stakeholders and city elected officials, surveys widely distributed through the community councils, an ongoing online survey, presentations by staff to various groups, and posters at various locations to advertise the effort was underway and how to find additional information.

PLAN OVERVIEW

Following this introduction, this plan contains the following chapters and appendices:

2: A VISION FOR HISTORIC PRESERVATION IN SALT LAKE CITY

This chapter contains the five-theme vision statement for historic preservation activity in the city. These themes serve as the basis for the rest of the content and recommendations of the plan.

3: FOSTER A UNIFIED CITY COMMITMENT TO PRESERVATION

This chapter presents an overview of the conditions and dynamics of preservation planning, including a review of the geographic and programmatic overlaps that exist between preservation and other departments and planning activities of the city. The chapter establishes goals and policies for how the city can practice a unified city approach to preservation.

Open workshop and open house events were held during the course of the planning process to garner public input

4: ADOPT A COMPREHENSIVE PRESERVATION TOOLBOX

This chapter discusses the tools and incentives currently used in the city and presents numerous recommendations for improvements and additions to broaden the regulatory tools and incentives available to support historic preservation.

5: ADMINISTER A CLEAR, CONVENIENT, AND CONSISTENT HISTORIC PRESERVATION PROGRAM

This chapter provides an overview of how the preservation program is administered and recommends ways to improve information sharing, staffing levels, and outreach methods to improve overall user-friendliness and efficiency of the program.

6: INCREASE COMMUNITY PRIDE AND AWARENESS OF HISTORIC PRESERVATION

This chapter reviews current outreach approaches used to support preservation by the city and its preservation partners, and identifies additional recommendations for offer to further appreciation and understanding of historic resources.

7: SUPPORT A SUSTAINABLE CITY

This chapter highlights ways in which preservation can help further community sustainability in the areas of environment, economy, parks and landscape, transportation, and housing.

8: IMPLEMENTATION ACTION PLAN

This chapter summarizes the actions identified in each of the preceding chapters of the historic preservation plan, and identifies priorities, responsible parties, and potential funding sources for their implementation.

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A Vision for Historic Preservation in Salt Lake City

While the city has administered a historic preservation program for more than 30 years, this preservation plan presents the first opportunity to formally define a vision for the program and set long-term, citywide goals and objectives to guide specific actions and decisions.

This chapter summarizes the overall vision for historic preservation in Salt Lake City. This vision statement was developed through an ongoing, collaborative process in which the Historic Landmark Commission, the Citizen Advisory Committee, and city residents all discussed the role they want historic preservation to play in the future life of the city. The vision provides strategic guidance regarding how the city should maintain, strengthen, and expand its preservation activities in a manner that is consistent with other city objectives, in order to identify and maximize mutual benefits.

This vision is expressed through five themes:

1. Foster a Unified City Commitment to Preservation.
2. Adopt a Broad Range of Preservation Tools to Recognize and Protect a Diversity of Resources.
3. Administer a Clear, Convenient, and Consistent Historic Preservation Program.
4. Increase Community Pride, Awareness, and Involvement in Historic Preservation.
5. Support a Sustainable City.

Each of these themes is described below. Following this brief overview, chapters 3 through 7 provide additional background and detail for each theme, and include goals, policies, and actions designed to achieve the vision.

Theme 1: Foster a Unified City Commitment to Preservation.

Salt Lake City builds upon its past historic preservation achievements by continuing to make historic preservation an important city priority. Historic preservation is recognized as a key component of the future growth, economy, character, and appeal of the city and its neighborhoods. Historic preservation goals are consistent and compatible with larger city land use and economic development goals. Historic preservation is integrated into the city's governance culture. All city departments, agencies, boards, and commissions collaborate with historic preservation program staff, communicating their plans and objectives with the aim of seeking potential mutual benefits from each project and investment. City officials lead the charge, fostering a team

The City and County Building

atmosphere in which each department actively supports preservation and all staff, administrators, and board members and commissioners receive the necessary training. Goals, plans, and policies of the city are aligned, eliminating potential conflicts and forging a unified direction. Collaboration extends to community councils, with which the historic preservation program will enjoy a high degree of trust and communication.

Theme 2: Adopt a Complete Range of Preservation Tools to Recognize and Protect a Diversity of Resources.

Salt Lake City has an impressive depth and range of historic resources. The historic preservation program develops and pursues a clear strategy for identifying and protecting a wide range of important resources, including not only older historic districts and landmarks, but also signature resources from the recent past. Also, because preservation has as much to do with preserving the unique character of a place as it does with preserving sites and buildings themselves, the city develops a range of new tools to safeguard the predominant character of established neighborhoods as development and infill take place.

Expanding the range of preservation tools, including new design guidelines, is a key priority of this plan.

Theme 3: Administer a Clear, Convenient, and Consistent Historic Preservation Program.

Clear and efficient administrative procedures, convenient resources and access to staff, and consistent information on and application of the rules are crucial components to a successful historic preservation program. With the continuous support of the city, and working with other departments where appropriate, the historic preservation program develops the written information resources, streamlined processes, and staffing to administer the program in a clear and timely fashion. The policies of the Historic Preservation Plan establish the short-term and long-term goals and priorities for the program to assist both staff and decision-makers with their respective roles in achieving this component of the vision. In addition, the city will consistently enforce requirements in historic districts to reinforce applicable property owner's participation with the historic preservation program.

The Historic Landmark Commission website is currently the primary non-staff method of distributing information and forms for historic preservation.

Theme 4: Increase Community Pride, Awareness, and Involvement in Historic Preservation.

The city clearly and consistently conveys the message that historic preservation is valued in Salt Lake City. Preservation staff works with other city department staff, the Historic Landmark Commission, and other preservation partners to communicate that message. The city and its preservation partners take up the important charge of promoting preservation, creating a wide range of educational materials to increase community pride and awareness of the city's history and how that history relates to the built environment. Residents and visitors are able to easily access information on the rich history of Salt Lake City through a variety of interactive means including the internet, printed materials, interpretive signage, walking tours, videos and other media as appropriate.

Theme 5: Support a Sustainable City.

The city practices historic preservation with an eye towards the future. Preservation is a key tool for achieving the city's goals for economic, environmental, and community sustainability. Historic preservation involves the use and reuse of existing structures, which translates into lower environmental impacts. The city recognizes these environmental benefits of historic preservation and commits to educate about how preservation is green as well as investigate the possibilities of using green building materials, environmentally-responsible landscaping, energy efficiency, and renewable energy generation within historic neighborhoods and downtown. The incorporation of green building practices is encouraged whenever they are compatible with good historic preservation practices.

The National Trust for Historic Preservation's sustainability initiative is an excellent resource for emerging research and practices in the area of historic preservation and community sustainability. Learn more at http://www.preservationnation.org/issues/sustainability/

Turning a Vision into Actions

The five themes of the vision serve as the foundation upon which this plan is built. Each theme contains goals, policies, and actions that spell out in greater detail how the city will achieve the theme and ultimately the broader vision for historic preservation.

Vision Themes

The vision is a general statement that describes the desired future for preservation in the city. In this plan, the vision is divided into five themes that collectively convey the vision for the preservation program by describing how different aspects of preservation will function in the future.

Goals

Goals provide general direction to help guide the city's decisions about public and private investment and development, partnership and coordination arrangements, and activities, and education and outreach to achieve this vision. Goals are supported by more specific policy statements.

Policies

Policies are the course of action to achieve the goals. The policies provide guidance for daily decisions to support the implementation of the plan, its vision and goals. It is ultimately the decision-makers' responsibility to weigh and balance seemingly divergent aims of the city (such as redevelopment and preservation) to set an appropriate direction for the city.

Actions

Actions are the specific steps that the city and others must take to implement the goals and policies of the preservation plan.

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Foster a Unified City Commitment to Preservation

Historic preservation issues arise every day in the actions and decisions of a variety of Salt Lake officials and agencies. From land use plans for older neighborhoods, to street and sidewalk improvements in historic districts, to redevelopment projects involving up-and-coming historic commercial centers, to planning and maintenance of historic parks, to transit planning along historic commercial corridors – a wide variety of official activities must deal with preservation-related issues in some way. Yet, the plans, policies, and regulations that direct official city activity in each of these areas often are silent regarding preservation, leading to scores of instances every year where preservation interests must be balanced on the fly with other important city goals. All too often, inconsistencies within city plans and policies set up unnecessary conflicts between preservation and other worthwhile city objectives. To some observers, it is unclear how preservation of the past can assist in building a stronger future.

A unified and supportive city commitment to historic preservation is necessary to successfully achieve the objectives of this plan now and in the future. Implementation of this plan will be achieved through many types of changes, including planning, regulations, funding decisions, and day-to-day policy and other decisions across the whole city government. A citywide preservation ethic can be achieved by conveying a clear and consistent message of historic preservation's objectives, opportunities, and benefits to all city officials, departments and agencies. A shared understanding and treatment of preservation across city departments and agencies will be needed to pursue the vision expressed in Theme 1.

The topics covered in this chapter include:

- Citywide Planning
- Interdepartmental Coordination; and
- A Shared Understanding of Preservation's Benefits.

Theme 1: Foster a Unified Commitment to Preservation

Citywide Planning

OVERVIEW

While the bulk of Salt Lake's day-to-day preservation activity occurs within the local historic districts, preservation planning has a citywide perspective, owing to the wide distribution of Landmark Sites and also the perpetual, citywide cycle of survey and designation of additional historic properties. The recognition of this citywide scope was a fundamental motivator behind the city's decision to create a citywide preservation plan. An important function of this plan is to illustrate the best means for citywide coordination between the actions and planning activities of the city's various departments, agencies, and partners as they relate to preservation.

The fact that land use planning in Salt Lake is performed by numerous entities and for several geographies (e.g., by neighborhood, or by functional areas such as transit corridors) has resulted in some plans and policies that are inconsistent with and unsupportive of preservation. For example, existing zoning designations in some cases allow theoretical maximum densities for an historic site that could only be achieved by replacing the designated historic resource. This is somewhat attributable to the fact that, prior to this plan, the city did not have a clear statement of the goals and objectives for preservation with which other plans and policies could align. With a preservation plan now in place, the city will be able to pursue plan updates to identify and rectify problems, such as inappropriate future land use designations for contributing historic structures. It will also be necessary to simply update plans where overlaps with historic preservation exist to integrate the ideas of this plan.

TABLE 1: SUMMARY OF CITY PLANS BY PLANNING GEOGRAPHY

Citywide	Planning Subareas	Specialized Geographies
• Housing Plan • Urban Design Element • Transportation Plan • Open Space Plan • Parks and Recreation Plan	• Master Plans (including land use plans)	• Downtown Plan • TOD corridor planning

In particular, master plans provide perhaps the greatest opportunity to ensure that future Salt Lake planning addresses preservation-related issues on a consistent basis. Master planning in the city is conducted in each of eight planning subareas, rather than citywide. There is little relationship between master plan boundaries and local historic district boundaries.

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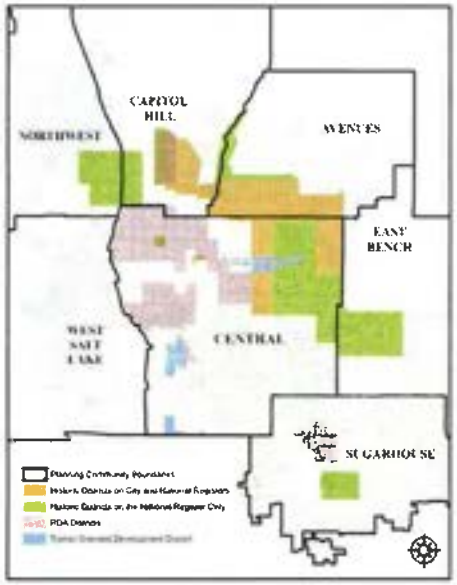
FIGURE 2: LOCATION OF HISTORIC DISTRICTS BY CITY PLANNING AREA



Source: Salt Lake City Planning Division GIS, 2009

There are at least two key areas in each master plan in which the city has an opportunity to define more precisely its overall preservation objectives: (1) the setting of goals and priorities for the subarea, which includes a section on historic preservation, and (2) the future land use plan.

- ***Preservation Goals:*** Prior to this planning effort, preservation goals were defined within individual master plans for the eight planning subareas. There is a high degree of variability in how each of these plans has addressed historic resources within its boundaries, and preservation issues generally. (See Table 1 in Appendix 2.) While this plan now establishes a citywide vision and goals, how these are integrated and interpreted through the individual master plans remains an extremely important function for the successful implementation of this plan.
- ***Future Land Use Plans:*** The master plans each include a future land use plan map, which are intended to strategically direct changes in use and intensity over time. These maps therefore have a huge influence on the city's ability to preserve historic structures and sites. These maps are a blueprint to property owners and development entities as to what development potential to expect for their property in the future. Land use plans that accurately reflect and convey the presence of historic resources in the land use patterns they establish is critical to the long-term viability of historic resources.

GOALS, POLICIES, AND ACTIONS

Goal 1.1: Ensure all city plans and policies are compatible with the adopted Historic Preservation Plan.

Policy 1.1a: At all levels of city government, make decisions on historic resources and preservation activities that are in accordance with the Historic Preservation Plan.

ACTION 1: DECISION-MAKING PRIORITY

The city will use the Historic Preservation Plan to guide decision-making regarding the expansion and maintenance of the historic preservation program and all historic resources. When conflicts arise between the Historic Preservation Plan and other adopted city plans, decision-makers should attempt to balance conflicting goals, giving due consideration to the historic preservation goals and policies expressed in this plan, in addition to other city objectives. While all decisions will continue to be made by city officials on a case-by-case basis, factors affecting historic resources (e.g., the potential loss of irreplaceable resources) will be considered.

Policy 1.1b: Update Community Master Plans to reflect the goals and policies in the Historic Preservation Plan, as they relate to the specific planning area.

ACTION 1: MASTER PLAN ASSESSMENT

Review all Community Master Plans for consistency with the Historic Preservation Plan. Establish and update priorities based on degree of compliance with the goals and policies of the Historic Preservation Plan. First priority should be given to updating those plans that have already been identified as having elements that conflict with the Historic Preservation Plan, including the Central City district. Plan updates should identify and address inconsistencies in both the future land use map and also the text, since text changes alone will not be sufficient.

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Action 2: Develop Preservation Issues List for Community Master Plans

Establish a list of preservation related issues that all Community Master Plans should address, if applicable to their area, to provide guidance and consistency as the plans are updated. This list should not only address existing and proposed historic resources, but also how such resources relate to the surrounding physical context, such as nearby landscapes, parks, commercial areas, and transit lines and station areas.

Action 3: Establish Annual Priorities and Pursue Funding

Pursue budget funding to update master plans. While budgeting priorities will reflect many factors, emphasis should be placed on updating those plans that are least consistent with the preservation plan.

Policy 1.1c: Update other adopted city plans to ensure consistency with the goals and policies of the Historic Preservation Plan.

Action 1: Citywide Plan Assessment

Review all adopted citywide plans for consistency with the Historic Preservation Plan. Such plans should include, at a minimum: survey and nomination priorities; identification of and objectives for planning overlays such as transit stations, redevelopment projects, or sites for adaptive reuse and economic development. First priority should be given to updating those plans that have already been identified as having elements that conflict with the goals and policies of the Historic Preservation Plan.

Interdepartmental Coordination

Overview

There are numerous overlaps between preservation activities and the actions and interests of other city departments and agencies. These exist most notably between preservation and Economic Development, Housing and Neighborhood Services, Public services, the Salt Lake City Redevelopment Agency (RDA), and the planning and implementation activities for Trax light rail service. In some cases these overlaps are confined to a specific geography or project, while in others the overlaps are both disperse and perpetual.

Despite these overlaps, there has not been consistent or strong coordination in the past. This lack of coordination has imposed costs on all parities in the form of project delays, loss of good will, and negative public sentiment. The city has much to gain in aligning its policies and actions so to be able to express a unified mission to its residents and avoid unnecessary financial costs. The sections below describe the degree of overlap with each and highlight some of the potential benefits of collaboration.

Table 1: Department Activity Overlaps with Historic Districts

Historic District	Planning Subarea	Other Geographies
Local Districts		DT, TOD, RDA
South Temple	Central	
The Avenues	Avenues	
Exchange Place	Central	Downtown
Capitol Hill	Capitol Hill	RDA
Central City	Central	TOD line and station
University	East Bench	
National Districts		
The Avenues Extension	Avenues	
City Creek Canyon		
Warstock Warehouse	Central	Downtown, RDA
Gilmer Park	Central	
Eastside (Bryant & Bennion-Douglas)	Central	TOD line and station
Highland Park	Sugarhouse	
Northwest	Northwest and Capitol Hill	TOD line and station (possibly)
Capitol Hill Extension	Capitol Hill	
Yalecrest	East Bench	

Economic Development

Economic development and preservation are more often than not mutually supportive interests. Economic development in Salt Lake City can be supported by preservation through additional housing and commercial activity

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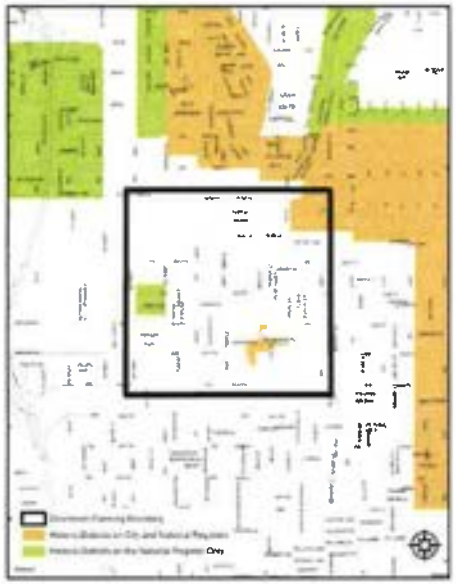
in historic structures, the integration of neighborhood commercial in historic neighborhoods, offering a downtown that highlights the past as well as the future to create a unique destination, and through increased tourism to the city that results from well-preserved architecture and historic destinations. This overlap is most pronounced in the downtown. Rich in historic resources including the local historic district Exchange Place, numerous landmark sites, and many yet unlandmarked, as well as historic landscapes, the city's downtown is a wonderful opportunity to highlight the city's rich history as the city builds its own unique downtown fabric.

FIGURE 3: LOCATION OF LOCAL HISTORIC DISTRICTS AND DOWNTOWN PLANNING AREA



Source: Salt Lake City Planning Division GIS, 2009

HOUSING AND NEIGHBORHOOD SERVICES

The majority of historic districts in the city, both local and national, are residential neighborhoods. Those in local districts or listed as landmark sites are subject to additional regulations and review through the Historic Landmark Commission for various projects and improvements. Since historic preservation typically increases property values, the long-term viability of these neighborhoods will depend on their ability to achieve a range of size and price points in the housing stock to meet a variety of needs, including those of families, the elderly, and singles. The Housing and Neighborhood Services Department works citywide to address housing needs of workforce and seniors. Its various programs offer opportunities to partner with the historic preservation program to address home maintenance and multi-family housing needs in historic districts and in landmark properties.

PUBLIC SERVICES

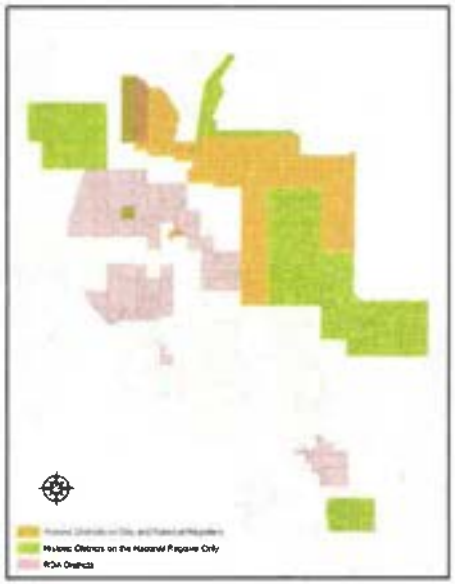
Landscapes, streetscapes, and parks each contribute greatly to the aesthetics and human appeal of the built environment. The scale and materials, both hard materials like brick and concrete and plant materials – the species selected, contribute greatly to the resulting streetscape. In historic parks, old trees are often a focal point as well as accessory buildings and features make these stand apart from newer parks and public spaces. Maintaining and repairing these historic landscapes therefore takes a slightly different approach to materials and design than would be appropriate to more modern areas. While some historic landscapes are protected as landmark sites, like Liberty Park or the green associated with the City and County Building, clearer guidance on how to treat historic landscapes and an expanded view of which landscapes should be treated as historic will help streamline the management of these landscapes.

The Veterans Memorial in Liberty Park, one of the parks that is protected as a local landmark site by the city.

REDEVELOPMENT AGENCY

Preservation, by definition, occurs in the oldest portions of the city. These areas are also often viewed as sites for redevelopment. The ability to retain structures is largely related to both the preservation ethic of the city and the degree of difficulty associated with developing projects oriented to a modern business and lifestyle setting in an older structure. Modern adaptive reuse demands can include the reuse of upper floors of an old building in the downtown for residences or the division of a large old home into apartments. Facilitating adaptive reuse of structures and providing guidance as to how best to integrate newer (often higher-density) development with older buildings regardless of use will help promote more adaptive reuse.

Figure 4: Location of Local Historic Districts Relative to RDA Project Areas

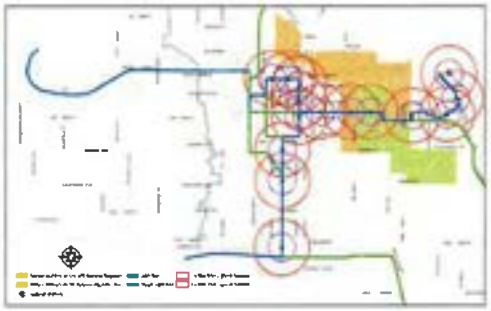


Source: Salt Lake City Planning Division GIS, 2009

LIGHT RAIL TRANSIT SERVICE

Light rail service in the city, added in preparation for hosting the Olympics in 2002, is a great asset and a large step forward to achieving a sustainable transportation system. The rail line connects major destinations in the city including the University, the Downtown, and municipal buildings. In so doing, the rail line and station areas move through historic districts and past landmark sites. Transit-oriented development (TOD) calls for higher levels of density along transit corridors, and especially adjacent to transit stops, to ensure ridership achieves the intended traffic reductions to make the project worthwhile. Where additional density is required in historic districts or near historic structures, new tools and practices can be employed to facilitate achieving net density goals while minimizing impacts to historic resources. While the city will have to make some tough choices in the ½ -mile areas around stations, careful planning between preservation and transit can use new tools and practices to find a balance and retain more of the historic fabric.

Figure 5: Location of Local Historic Districts Relative to TRAX Station Areas



Source: Salt Lake City Planning Division GIS, 2009

GOALS, POLICIES, AND ACTIONS

Goal 1.2: Ensure all city plans and policies are consistent with the adopted Historic Preservation Plan.

Policy 1.2a: Coordinate regularly with other city departments to ensure compatibility of strategic goals and objectives and to pursue implementation of the Historic Preservation Plan.

Action 1: City Coordination Committee

Create a City Coordination Committee comprised of representatives from various city departments engaged in activities that may affect the implementation of this Historic Preservation Plan. Such agencies should include, at a minimum, Housing and Neighborhood Development, the Redevelopment Agency, Public Services, and the Office of Sustainability and the Environment. The committee should meet regularly (e.g., monthly or quarterly) to ensure that each is aware of the actions of the other and to identify any areas where joint efforts could be pursued by two or more departments.

Action 2: Joint Leadership Representation with RDA

Establish a joint membership requirement to ensure at least one member of the HLC sits on the RDA's Redevelopment Advisory Committee, and vice versa. This will create a venue for consistent coordination of decision-making for these two entities.

Action 3: Coordinate with Economic Development

Assign a preservation staff representative to closely coordinate with the Economic Development department to ensure ongoing communication between the two departments. Areas of ongoing dialogue should include, at a minimum, opportunities to develop an increased understanding of the economic benefits of historic preservation, methods for increasing heritage tourism to the city, and opportunities for partnerships between Economic Development and Historic Preservation.

Action 4: Coordinate with Transportation Planning

Assign a preservation staff representative to coordinate with city and state transportation planning efforts, in particular the light rail system expansion and station area planning. The intent should be to ensure compatible development patterns for all transportation facilities, including transit-oriented development (TOD), without eroding the integrity or supply of historic resources in historic districts.

Action 5: Coordinate with City Sustainability Efforts

Assign a preservation staff representative to pursue ongoing coordination with the new Office of Community Sustainability and the Environment, in order to strengthen the understanding of the role preservation has in helping the City achieve its sustainability objectives.

The Utah Heritage Foundation provides special guided and self-guided tours. Guided tours are geared to school groups and include the Kearns Mansion, History Mystery, Four Liberty and the City and County Building.

Policy 1.2b: Establish and maintain an ongoing strategy for implementing the Historic Preservation Plan.

Action 1: Annual Action Plan for Implementation

Develop an annual action plan for implementing the Historic Preservation Plan that identifies the actions to be pursued in the coming year. The priorities expressed in the Action Plan Matrix (Chapter 8) should serve as a basis for this priority-setting, with additional items added over time that are consistent with the vision of the plan. The annual plan should include, at a minimum, a funding program to be submitted to City Council for consideration during the annual budgeting process. While this annual action plan will serve as the overarching guide for budgeting decisions, it will not preclude the city's ability to respond to changing circumstances and unforeseen issues or opportunities that may arise during the year.

Action 2: Periodic Implementation Progress Reports

On an ongoing basis, city staff should track the progress of implementing the annual action plan and periodically present status reports to Council and the Historic Landmark Commission.

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TRANSIT AND HISTORIC PRESERVATION: AN OPPORTUNITY FOR PARTNERSHIP

Three of the current transit stations in the City are within or along the boundary of a local historic district. The planned extensions to the system generally do not touch or are adjacent to historic districts, with the possible exception of the South Davis line (running on either 400 W or 300 W).

A station area is the ½ -mile area around a transit station. While ideal density numbers vary by community, density is generally encouraged within transit areas, particularly the first ¼ mile from the station to encourage use of the transit system.

Applying Transit-Oriented Development (TOD) Principles in a Historic Context

1. Offer Attractive and Distinct Station Areas

   Station area plans should ideally develop unique identities for each station. These identities are largely shaped by the surrounding development context of the station. For example, a station in the central business district may have a different design and development pattern than one next to the University. By appropriately building on the existing context, the station area can serve as a draw and facilitate transit use. The station areas in Salt Lake are designed to be the same general design, with the only defining feature being art. The city made a deliberate decision to make them consistent; however, the art can certainly help to identify the history of a site.

   Historic districts offer an advantage in station area planning in that the historic district already defines a unique identity. TOD planning in these areas should work to build upon this identity by placing a strong emphasis on adaptive reuse and appropriate additions to existing structures. New development should be compatible with the overall identity of the district and use appropriate scale and step-downs in height to transition to the remainder of the district.

2. Create Mixed-Use Activity Centers

   The goal of TOD planning is to develop station areas that maximize ridership both day and night. A mix of residential, restaurant and entertainment, office, and retail uses are necessary to achieve this.

   The adaptive reuse of historic buildings at station areas can help ensure that interesting, unique architecture is retained and helps form a distinctive draw for each of these activity centers. In some locations, adaptive reuse might be partnered with the transfer of development rights (TDRs) to achieve additional density and to accommodate a broader mix of uses than may have traditionally existed. See the discussion on TDRs in Chapter Four.

3. Promote a People-Friendly Design

   Regardless of the architecture or development intensity of a given station area, the overall design and circulation pattern should be pedestrian-friendly. Walkability is a key focus as transit riders are pedestrians before and after departing the light rail car. Station areas should offer multiple routes of safe pedestrian ways with enhancements that promote use of outdoor spaces through outdoor dining and plaza areas for art, gathering, or garden spaces.

   Traditional development patterns in older portions of cities and towns tend to already be more pedestrian oriented than more recent developed areas, which tend to be more auto-oriented. Intact and connected sidewalks, large shade trees and detached sidewalks are some of the amenities already in place in historic districts.

4. Manage Parking

   Parking to serve the transit station and the development within the transit station area should be well planned for in advance. Parking should be placed on the side or rear of a building rather than in front of the building as well as maximize the use of on-street and flexible or shared parking arrangements.

   Salt Lake City has an advantage for offering on-street parking given the wide street widths of the original street grid. These spaces should be maximized to reduce the need for additional parking lots as development in station areas intensifies.

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A Shared Understanding of Preservation's Benefits

Overview

Historic preservation offers communities numerous economic, social, and environmental benefits. An important component of building citywide support for preservation will be the ability of preservation staff and other preservation advocates to be able to clearly communicate these benefits. In implementing this plan, the city's Planning Division will work to document and maximize the understanding of the various benefits of historic preservation to the city. This will involve, in part, increased outreach from preservation staff, the Historic Landmark Commission, and other preservation partners to help convey and illustrate these benefits. Ideally, preservation will be integrated with and help support other city efforts including the development of transit station areas, meeting housing needs, and strengthening the city's downtown and tourism activity.

Goals, Policies, and Actions

Goal 1.3: Foster a shared understanding of preservation within the city.

Policy 1.3a: Educate city leaders and other departments on the economic, environmental, cultural, and social benefits of historic preservation.

Action 1: Outreach to City Leaders and Other Departments

Create a variety of educational materials to educate city leaders and other departments about the benefits of historic preservation, with the objective of increasing awareness and understanding of the role historic preservation plays in the well-being and prosperity of the city over the long-term. Tools might include, for example, PowerPoint or other types of visual presentations, or a series of online or hard-copy brochures. Where possible, such materials should quantify specific benefits and offer examples of how investments in historic preservation have helped catalyze additional change and investment. The materials should also highlight some examples of win-win relationships between preservation and other departments and agencies.

Action 2: Weave Education Into All Preservation Planning Functions

Integrate education about preservation's benefits into all Planning Division functions. For example, weave an educational component into the department's annual budget requests.

Policy 1.3b: Increase City department coordination and communication on area-specific projects and objectives.

Action 1: Assign Staff Planning Teams to the Community

Assign a team of preservation staff members to represent geographic planning areas, in order to allow closer coordination with residents and other agencies on projects planned for the area on an ongoing basis. Ensure coordination between the teams and the land use planners assigned to each district, to ensure consistency a questions or needs arise with residents and business owners of a particular area.

Action 2: Develop Property Acquisition Process

Develop a thorough process for the acquisition of historic properties by the city, including up-front planning for future use, resale, renovation, and landbanking (if appropriate). In addition to the actual purchase of the property, in cases where the city will retain ownership, the process should include the development of a plan for the long-term management of the site, and the Property Management Division should be involved and sanction any plans for the site to ensure the feasibility of long-term management.

Action 3: Planning for City-Owned Properties

Engage neighborhoods in discussions about the use of city-owned historic properties (structures, sites, and landscapes) through community council meetings or neighborhood charrettes, as appropriate. Where redevelopment is a potential or desired option, or if use of the RDA or Housing programs could be of assistance to the productive and desired future use of the site, RDA and others should be engaged into the planning discussions to encourage their involvement in the project.

Policy 1.3c: Secure funding to conduct a detailed study of the economic benefits of historic preservation to the city.

Action 1: Study Economic Benefits of Historic Preservation

Identify and apply for funding for an economic benefits study to quantify the value of historic preservation in the city and identify opportunities to increase benefits in the future. Base the study on popular models already developed for states and cities with longstanding preservation programs, such as Colorado, Florida, and Michigan, and Dallas, Texas. This may require more than one study to assess commercial and residential benefits separately. Investigate the potential of University of Utah's involvement via the Economic Research Center or the Family and Urban Studies Department, as well as the Economic Development Corporation of Utah to assist in supporting the effort through donations of time, data, or funding.

Action 2: Understand Mutual Interests

Coordinate the scope of the study with other city economic development efforts to benefit and inform plans and actions of both interests as much as possible.

Develop a Comprehensive Preservation Toolbox

In addition to establishing a unified, citywide vision for historic preservation in Salt Lake City, it will be equally important to ensure that a broader and more robust range of policy and regulatory tools is available to effectuate that vision.

Since the beginning of the city's preservation efforts over three decades ago, the community has developed an impressive array of programs and policies for the identification and protection of historic resources. The most important of these tools include an ongoing program of historic resources surveys; a tested set of preservation regulations (consisting primarily of the historic district overlay ordinance and the residential district design guidelines); and a dedicated preservation staff within the planning division charged with administering and enforcing all aspects of the preservation program.

The comments received as part of this planning process agreed that the city's preservation "toolbox" is useful but incomplete. There are opportunities to fine-tune existing programs – for example, to address concerns related to demolition, economic hardship, and other issues. There also is room for new, complementary initiatives, such as a new strategy to guide future historic resource surveys. A wider range of preservation regulations also is necessary, such as a transfer of development rights program, conservation districts, and a wider range of incentives. New design guidelines are necessary for nonresidential development.

This chapter discusses opportunities to fine-tune and broaden the city's preservation toolbox in three important categories:

- Historic Resource Surveys,
- Designated Properties (Historic Districts and Landmark Sites), and
- Land Use Regulations and Design Guidelines.

Theme 2: Adopt a Complete Range of Preservation Tools to Recognize and Protect a Diversity of Resources

[illegible]

Historic Resource Surveys

OVERVIEW

Historic resource surveys are a vital tool for informing the community about the types of historic properties that exist within Salt Lake and the extent to which such properties maintain their historic integrity. They provide baseline information for evaluating applications for modifications to historic properties. They provide valuable information on the history, architecture, and condition of specific neighborhoods, buildings, sites, and landscapes, and they set the stage for historic designation.

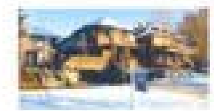
A survey involves the visual examination of a select area or group of properties to determine their historic integrity and significance. In addition to inventorying historic properties, surveys typically rank the resources based on their relative historic significance. Surveys may look for resources from either a geographic or thematic perspective, depending on their objectives (see box, right).

Accurate surveys are vital to a well-functioning historic preservation program in a number of ways. For example, surveys help inform development decisions. At the local level, major land use decisions should be informed by the best available information about the presence or condition of historic resources. This applies not only to decisions specifically affecting historic properties, such as certificates of appropriateness; it also includes rezonings, subdivisions, conditional uses, and any other type of land use activity that might affect a historic building or site. In such situations, it is vital to have up-to-date survey information to ensure that historic resources are protected as development activity moves forward. At the national level, Section 106 of the National Historic Preservation Act requires all federally funded projects to assess their impacts on historic resources.

Survey work can be performed at two levels that differ in the level of detail, expertise, time, and resources needed to complete the work. These two survey methods are described below.

Reconnaissance Survey

The reconnaissance survey, commonly known as a "windshield survey," is an effective way of evaluating large areas to identify potentially eligible properties for local and/or national designation. This survey is conducted by the surveyor briefly looking at each property or resource within a predefined area or related to a historic theme. An experienced surveyor can determine from this level of survey which resources appear to meet the necessary age and integrity standards and which do not. In Utah, the State Historic Preservation Office (SHPO) requires survey documentation to include a brief context description of the survey area from secondary sources to help frame the history of use and development as well as provide a justification of the survey area boundary. In the field, the surveyor documents potential resources on a map of the survey area and then photographs and makes basic notes on the architecture and apparent integrity of a property. Because no research or more detailed fieldwork is completed on individual



While geographic surveys may focus on specific areas such as neighborhoods, thematic surveys highlight resources by type, such as historic churches (bottom), parks, or apartment buildings.

resources, the reconnaissance survey offers the benefit of being relatively inexpensive and an effective way of identifying areas where intensive-level survey may be warranted.

Intensive Survey

The intensive-level survey builds upon the results of a reconnaissance survey by involving detailed documentation of each site, building, or structure included in a project. Because of the detailed work and documentation, these are both more expensive and time-consuming. The intensive-level survey typically includes additional photography, enhanced field notes, and archival research to document some history and significance of each resource. This level of survey results in a substantial document (a site form) for each property, where the results of the fieldwork and research are recorded together with a determination of significance.

Surveys are only as useful as they are current. As time passes, surveys become less and less accurate representations of conditions on the ground. The boundaries of historic areas may expand or shrink, and individual properties may lose or gain their historic integrity. Current survey information is needed to capture these changes and allow for the continuing evaluation (and modification if necessary) of district boundaries and lists of contributing structures over time. Accurate information on properties and districts helps ensure that the time and resources of the historic preservation program are efficiently and appropriately directed to the correct locations.

Once a survey is completed, it should be updated periodically to address the ongoing impacts of two dynamic forces: time and maintenance.

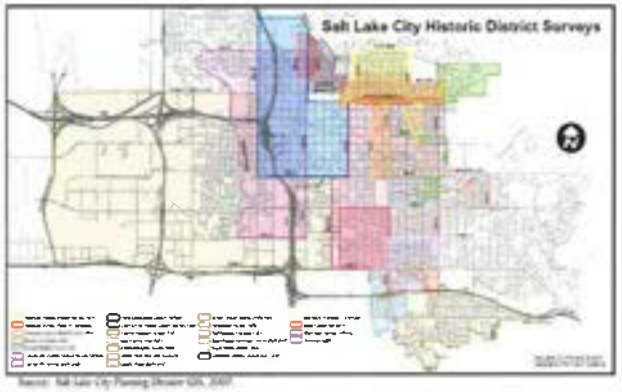
Time: One standard for determining eligibility for historic designation is age, so surveys must be updated periodically to address new properties that meet the 50-year guideline. Further, surveys should be updated periodically to acknowledge that the resources that historians and the public perceive as "historic" and worth preserving may evolve and change over time. Current survey practice tends to recognize a broad range of socio-economic, cultural, and architectural influences that may lead to historic significance, whereas older surveys tended to have a narrower definition of historic significance. Broadly speaking, the older the survey, the less likely it presents an accurate and complete picture of an area's current historic significance.

Maintenance: Over time, property maintenance can impact the status of a historic property.

- A property owner may defer maintenance of their property so that its condition deteriorates and it no longer qualifies as a historically significant or contributing structure.
- A property owner may make an inappropriate alteration to a structure that renders it no longer historically significant or contributing.
- A property owner may make an alteration that rectifies a past modification and enables the structure to now qualify as a historically significant or contributing structure.
- A structure listed in an older survey may have been demolished.

Salt Lake City has completed 24 historic resource surveys to date, with all but the most recent resulting in the designation of either a national or local historic district. A map of the survey areas is shown below.

FIGURE 6: SALT LAKE CITY HISTORIC DISTRICT SURVEYS



Source: Salt Lake City Planning Division GIS, 2007

The nature of historic resource surveys in Salt Lake City has changed significantly over time. The earliest surveys, from over 30 years ago, were relatively simple and focused on the historic resources with the highest visibility at that time. Since then, surveying has evolved into more of a sophisticated, city-led process that, while sporadic, has focused on a broader range of resources -- from outstanding, high-style individual buildings to large, predominantly vernacular residential neighborhoods.

City officials have acknowledged that most survey work has occurred sporadically and been completed in a reactionary, rather than proactive and strategic, manner. In response to the 2004 City Council-led review of the historic preservation program, the city is undertaking new re-surveys to update the information for existing districts. This planning process builds on this work by providing additional direction about which existing surveys should be updated and areas of the city where new surveys should be undertaken.

The goals, policies, and actions below establish a long-term strategy for identifying, prioritizing, and pursuing additional historic resource surveys, based on the essential role that surveys play in identifying and protecting the city's historic resources.

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GOALS, POLICIES, AND ACTIONS

Goal 2.1: Strategically pursue the identification of historic resources through surveys.

Policy 2.1a: Identify and prioritize areas where new surveys are needed.

Action 1: Establish Survey Criteria

Develop criteria that may be applied on an ongoing basis to determine where new survey work is necessary. Criteria should include, but not be limited to:

- Concentration of potential resources;
- New types of resources not yet protected;
- Possible endangerment of the resources including encroachment from new development;
- Need of survey to prevent and inform potential planning or development (including activities by other departments); and
- Presence of public support (for surveys of historic resources).

Action 2: Identify Areas where New Surveys are Needed

Based on the survey criteria called for in Action 1, and using the recommendations in Appendix A as a starting list, develop a list of areas where new historic resource surveys are needed. Update the list on at least an annual basis. Use GIS technology as one tool to help identify resources that may have historic value but have not yet been surveyed.

Create a simple and easy-to-maintain system of tracking suggestions for areas where surveys are needed. Tracking individual sites may facilitate the identification of possible thematic collections to be surveyed or sites to be nominated individually. These priorities will serve as a framework against which preservation staff can weigh and balance survey suggestions to ensure strategic aims of the preservation program are represented.

Follow a collaborative process to review and update the list of areas where surveys are needed. Include in the discussions a variety of preservation stakeholders, including City staff, the Historic Landmark Commission, community councils, preservation partners (like the Utah Heritage Foundation), and general public input.

Policy 2.1b: Identify and prioritize areas where survey updates or resurveys are needed.

Action 1: Establish Age Threshold for Existing Surveys

To ensure that survey information is up-to-date, establish a maximum threshold age for surveys to reach before they should be updated. Up-to-date surveys are an essential tool for informing City decision-makers about the content and relative importance of resources in the community. The City will work to ensure that surveys are well-maintained and accurately portray the location and integrity of the city's historic resources. Fold re-survey work into the annual survey priority list as necessary (Action 2.1a).

Action 2: Identify Areas where Resurveys are Needed

Based on the survey criteria called for in Policy 2.1a, and using the recommendations in Appendix A as a starting list, develop a list of areas where updates or complete revisions to existing surveys are needed, because of the age of the survey and/or changed conditions.

Policy 2.1c: Prioritize surveys for funding consideration on an annual basis or semi-annual basis.

Action 1: Identify Short- and Long-Term Survey Funding Priorities

Work with preservation partners and the HLC to develop a list of short- and long-term funding priorities for surveys, based on the list of needed surveys that is called for in Policy 2.1a. Reevaluate funding priorities on an annual or semi-annual basis.

Goal 2.2: Ensure that up-to-date and complete surveys are used to inform preservation decision-making.

Policy 2.2a: Ensure that all future surveys provide adequate information upon which to make informed decisions.

Action 1: Establish a Consistent Format for New Surveys

Ensure that all future surveys share a generally consistent format and structure, and contain the same elements, which should include at a minimum:

- Survey forms and processes approved by the State Historic Preservation Office;
- Digital photographs of all surveyed properties;
- Ratings of significance for each surveyed property; and
- A survey report that includes, among other items, a statement of the historic context of the survey area and recommendations.

Policy 2.2b: Work with the State Historic Preservation Office to establish electronic archives and provide results of surveys and National Register applications on the website.

Action 1: Support Archive Development

Coordinate with SHPO on the development of their electronic archives and assist as necessary to facilitate the development of their resources. Also develop capabilities to place city preservation archives online (e.g., photographs, applications).

Action 2: Promote Electronic Archive Use

Assist with raising awareness of the system and promoting its use once it is up and running. Use the community council newsletters as a principal way of announcing the archive system, as well as brochures and presentations that can be developed in collaboration with the SHPO.

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Historic Designation (Districts and Landmark Sites)

OVERVIEW

Once identified, historic resources may be nominated for national and/or local historic designation. Local nominations typically occur following completion of a survey and a National Register nomination, though individual property nominations may occur independent of a survey.

NOMINATIONS

Property owners, non-profit organizations, or local officials may pursue individual listing of a property at either the national and/or local levels. These nominations are typically driven by pride in and awareness of the historical or architectural significance of a property, and also so the owner can access the associated financial benefits such as tax credits for rehabilitation projects.

Organizations and local officials may also prepare thematic or multiple-property nominations of properties that are connected through a common history, a consistent architectural style, or a similar historic context (a historical theme, geographical area, and chronological period). Nominating a set of related properties can streamline the documentation process, since most resources share a common background that can be described once for the whole group.

Salt Lake has pursued a number of thematic and multiple-property National Register nominations. These encompass a wide array of historic resources, including commercial and public buildings, transportation facilities, and religious institutions. Past National Register nominations include:

- Sugar House Business District MPS (Multiple-Property Survey)
- SLC Business District MRA (Multiple Resource Area)
- Willard Woodruff Family Historic Residences TR
- U.S. Post Offices in Utah MPS
- Electric Power Plants of Utah MPS
- Perkins Addition Streetcar Suburb TR (Thematic Resources)
- Jewish Synagogues TR
- Public Works Buildings TR
- Historic Resources of SLC MPS (The context name is "Urban Expansion to the Early 20th Century, 1890s to 1930s"; the property type is Urban Apartment Buildings.)

LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

A property owner, organization, or government may nominate a property or district for listing on the National Register of Historic Places by completing the appropriate nomination form and supplying the required documentation. This nomination is submitted to the city's Historic Landmark Commission for recommendation before being forwarded on to the State Historic Preservation Office, which reviews the nomination and notifies the property owner and local jurisdiction of the nomination to allow for public comment. If there is no objection from the owner, or majority of owners in the case of a district, and the property meets the appropriate criteria (see box, right) the SHPO will forward the nomination to the National Park Service for consideration.

Listing on the National Register is honorific. It does not impose any regulations or restrictions on the owner regarding the maintenance of their property, but does qualify the owner to take advantage of federal and state tax incentives as well as the Utah Heritage Foundation's Revolving Loan Fund, if qualified.

Criteria for Listing on the National Register

"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant to our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in prehistory or history."

Source: http://www.nps.gov/history/nr/listing.htm

The City has 185 individual properties listed on the National Register of Historic Places, including the Utah State Capitol Building, Utah State Fairgrounds, and Temple Square.

The City has 16 National Register districts, including six also listed as local historic districts. Those ten only listed as national historic districts are purely honorific and are not protected under the city's historic preservation zoning and design guidelines like the locally-listed districts. The ten districts only listed on the National Register include:

- The Avenues Extension (1980)
- City Creek Canyon (1980)
- Westside Warehouse (1982)
- Gilmer Park (1996)
- Eastside (Bryant & Benalon-Douglas) (1996-2002)
- Highland Park (1998)

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- Northwest (2001)
- Capitol Hill Extension (2002)
- Yalecrest (2007)

In addition, two more national districts are expected soon: Forest Dale (expected in 2009) and Liberty Wells (expected in 2010).

LISTING ON THE SALT LAKE CITY REGISTER OF CULTURAL RESOURCES

Because local historic designation is technically a zoning map amendment, applications for local designation must meet the standards outlined in the Salt Lake Zoning Code in Section 21A.50.050, *Standards for General Amendments of the Zoning Ordinance*. In addition, the application must meet the specific criteria for historic designation listed in Section 21A.34.020(C) of the ordinance (see box below), which are based on National Register criteria. The same process is used for the local listing of either a landmark or district and includes:

- The property owner or City submits a completed application with all the required information and fees to the Planning Division.
- The Planning Division researches the feasibility of the proposed site for designation.
- A professional architectural and historic survey of the proposed site will be conducted.
- Planning Division staff develops a report analyzing whether the proposed site meets the city's criteria and makes a recommendation to the Historic Landmark Commission.
- The Historic Landmark Commission holds a public hearing on the request to review the proposal and make a recommendation to the Planning Commission.

Criteria for Local Historic Designation in Salt Lake City

1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
   - Events that have made significant contribution to the broad patterns of history; or
   - Lives of persons significant to the history of the City, region, state, or nation; or
   - The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman; or
   - Information important in the understanding of the prehistory or history of Salt Lake City;
2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and
3. The age of the site. Sites must be at least fifty (50) years old or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.

Source: Salt Lake Zoning Code, Section 21A.34.020(C)2

- The Planning Commission holds a public hearing to review the proposal and makes a recommendation to the City Council.
- The City Council holds a public hearing and makes a final decision on the proposal. (Source: Planning Info Sheet, "Inclusion of Property on the Salt Lake City Register of Cultural Resources" available on line at http://www.slcgov.com/CED/HI/Content/Inclusion.asp.)

Designation of a landmark site or district is accomplished by the City Council adopting an ordinance to amend the zoning map for the affected property. This amendment applies the (H) Historic Preservation Overlay District to the property or district. The zoning map amendment process is intended to allow changes in public policy, through a public process involving input from community councils, residents, business and property owners, and historic preservation organizations.

The majority of sites listed individually on the Salt Lake local register were pursued for listing by the city's first preservation planner (added in 1980). This planner proactively approached property owners about listing their properties based on the results of survey work. Recent city policy has tended to favor listing resources on the National Register before pursuing local designation.

Following local designation, all new construction and all exterior changes to designated properties must be reviewed and approved by the Historic Landmark Commission. The Commission may deny demolition of a locally listed structure or a property within a locally designated district. Local designation also makes a property eligible for the Utah Heritage Foundation revolving loan program.

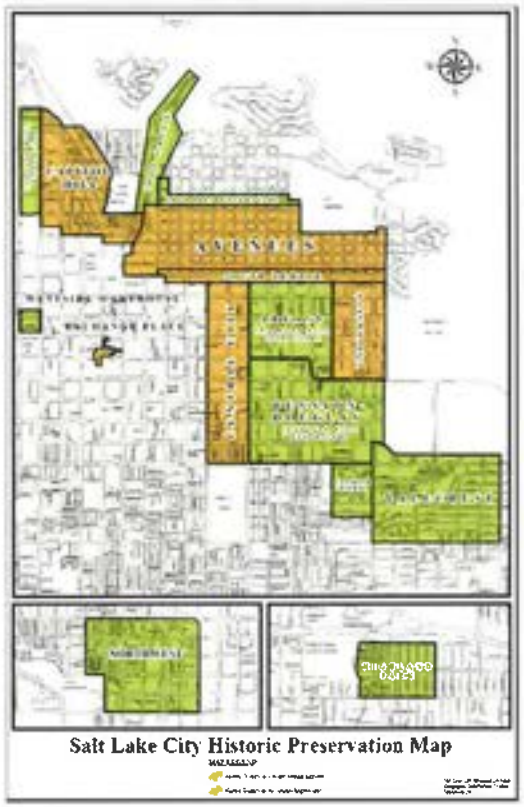
The City has 164 individual properties listed on the local Register of Cultural Resources, including the Rocky Mountain Bell Telephone building, Orpheum Theatre (Promised Valley), and the Fisher Mansion and Carriage House. Eighty four of these properties are listed on both the City Register of Cultural Resources and the National Register. Properties that are listed on both include the Salt Lake City & County Building, Trolley Square, and Pioneer Park.

The City has six locally designated historic districts:

- South Temple (designated in 1977)
- The Avenues (1978)
- Exchange Place (1978)
- Capitol Hill (1982)
- Central City (1991)
- University (1991)

The following goals, policies, and actions establish a long-term strategy for how the city can update, maintain, and expand its list of designated historic resources.

Figure 7: Historic Districts in Salt Lake City



Source: Salt Lake City Planning Division GIS, 2009

GOALS, POLICIES, AND ACTIONS

Goal 2.3: Ensure the long-term health and viability of existing historic districts.

The City is committed to safeguarding its historic districts to ensure these vibrant neighborhoods remain an asset for the city in years to come.

Policy 2.3a: Evaluate the appropriateness of all historic district boundaries on an ongoing basis, with priority given to locally designated districts.

Action 1: Track Development Activity Near District Boundaries

Use the city's GIS resources to track demolition and other development activity within and near established national and local historic districts to determine when and where areas of conflict are emerging. Possible impacts to the integrity of historic districts may reasonably be expected to arise in areas with pressures for more intense development, such as major roadway corridors, redevelopment areas, and transit station areas.

Policy 2.3b: Refine historic district boundaries as necessary to reflect current conditions.

Action 1: Evaluate Possible District Boundary Changes

On an ongoing basis, work with an inter-departmental coalition and preservation partners to identify and evaluate areas where expansions or changes to the boundaries of existing districts may be necessary to reflect changed conditions, or where historic preservation interests must be balanced with other forces or interests that serve the long-term health and function of the city. Use the recommendations in Appendix A (see box at right) to define priorities for resurvey work.

Action 2: Refine Local District Boundaries

In consultation with the State Historic Preservation Office, pursue changes to existing district boundaries, based on the evaluation in Action 1 above. Pursue boundary changes only where political and property owner support exists for such changes, and where boundary changes would be consistent with adopted local plans. Pursue boundary changes only following new surveys or resurveys of the applicable properties.

Goal 2.4: Protect exemplary groupings of historic properties as local historic districts.

Policy 2.4a: Pursue local historic district listing for significant concentrations of historic properties to ensure their continued protection through the historic preservation program.

Priority Districts for Resurvey

Eric research as part of its planning effort identifies the following districts as priority areas for resurvey and boundary evaluation work:

- Central City
- Exchange Place
- Bryant
- Westside Warehouse

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Action 1: Identify National Districts Appropriate for Local Listing

Determine which national districts would make good candidates for listing as local districts and if there is local support by property owners for such a listing. The City has several districts that are designated at the national, but not the local, level. The recommendations in Appendix A of this plan, as well as staff and stakeholder knowledge, will be used to identify national districts to be nominated as local districts.

Action 2: Identify Other Candidate Areas for Local Designation

Work with preservation partners and local residents to identify significant concentrations of historic properties that may qualify for local historic designation.

Action 3: Prepare Local District and Multiple-Property Nominations

Prepare historic district or multiple-property nominations to the Salt Lake City Register of Cultural Resources where significant political and property owner support exists for such listings, and where historic designation would be consistent with locally adopted plans.

Goal 2.5: Protect significant individual properties as designated local Landmark Sites.

Policy 2.5a: Pursue local listing of significant individual properties to ensure their continued protection.

Action 1: Identify Landmark Site Candidates

Work with preservation partners and local residents to identify significant individual historic properties that may qualify for historic designation. The city has many architectural treasures not yet listed as Landmark Sites on the Salt Lake City Register of Cultural Resources. In particular, consider alternatives to the 50-year mark for determining eligibility for historic designation; see box on the following page for more information.

Action 2: Nominate Additional Landmark Sites

Prepare and submit nominations for new Landmark Sites to the Salt Lake City Register of Cultural Resources, with property owner consent.

Action 3: Evaluate Designation Status of Existing Landmark Sites

Survey all current individual Landmark Sites to ensure that they still meet the applicable designation criteria. Submit findings and staff recommendations for updating the list of Landmark Sites in the city. This may be done concurrently with the submission of nominations for new Landmark Sites that were not on the original list.

Policy 2.5b: Designate all eligible City-owned historic properties as Landmark Sites.

Action 1: Pursue Local Listing of City Properties

Prepare and submit nominations to the Salt Lake City Register of Cultural Resources for current City-owned eligible sites.

Action 2: Update City Property Acquisition Process

Designate future eligible City-owned historic properties as Landmark Sites, as the city takes ownership. Integrate a determination of eligibility into the property acquisition process of the city so that the two are done simultaneously.

Goal 2.6: Encourage the listing of significant historic properties on the National Register of Historic Places to complement local designation.

Policy 2.6a: Encourage National Register listing of eligible sites, landscapes, and districts.

Action 1: Encourage National Register Nominations for Properties Identified Through Survey Work

When historic properties are identified through survey work, work with property owners to nominate such properties to the National Register of Historic Places, where they are eligible, and where there is property owner support – particularly where local designation is unlikely. Nominate eligible thematic collections for listing on the National Register through a multiple property listing.

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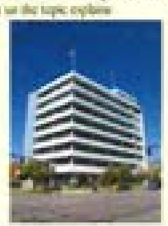
PROTECTING HISTORIC PROPERTIES FROM THE RECENT PAST

A recurring theme in the comments received during this planning process is that Salt Lake should be more assertive in identifying and protecting historic resources from the recent past. Historic preservation traditionally has focused on a fairly strict threshold of 50 years in determining whether or not a property is historically significant. A simple reason for this threshold is because, typically, timeframes of less than 50 years do not allow sufficient insight into whether a property is sufficiently important in the big-picture history of the community. In the words of the National Park Service "The passage of time allows our perceptions to be influenced by education, the judgment of previous decades, and the dispassion of distance." Often, because they are not considered technically eligible for designation, historic resources that are less than 50 years old receive less attention and protection than older landmarks, and are more susceptible to demolition or inappropriate alterations.

There is growing precedent for recognizing historic significance in properties that have not hit the 50-year mark. Some nationally famous examples have included the architecturally significant terminal building at Dulles Airport in Washington, D.C., and Elvis Presley's historically significant Graceland mansion, both of which were placed on the National Register when they were less than 50 years old. The Park Service guide on the topic explains:

> "Fifty years is obviously not the only length of time that defines "historic" or makes an informed, dispassionate judgment possible. It was chosen as a reasonable, perhaps popularly understood span that makes professional evaluation of historical value feasible. The National Register Criteria for Evaluation encourage nomination of recently significant properties if they are of exceptional importance to a community, a State, a region, or the Nation. The criteria do not describe "exceptional," nor should they. Exceptional, by its own definition, cannot be fully catalogued or anticipated. It may reflect the extraordinary impact of a political or social event. It may apply to an entire category of resources so fragile that survivors of any age are unusual. It may be the function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession. It may be reflected in a range of resources for which a community has an unusually strong associative attachment. Thus a complete list of exceptionally significant resources cannot be prepared or precise indicators of exceptional value prescribed."



Salt Lake City Public Safety Building (formerly Northwest Pipeline Company Headquarters, 1958) is an example of a significant modern resource that has just recently reached the 50-year milestone.

Other Resources:

- Recent Past Preservation Network: www.recentpast.org
- US Dept Interior, NPS: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years (proper cite)
- Twentieth-Century Building Materials: History and Conservation, Thomas C. Jester, ed., 1995
- [illegible]

LAND USE AND DESIGN REGULATIONS

OVERVIEW

The City's preservation regulations consist primarily of the historic district overlay ordinance and the residential district design guidelines, which apply only to locally designated landmarks and locally designated historic districts. The comments received during this planning process indicated that these regulations are working relatively well (except as discussed below), but there is strong interest in developing new, additional tools like design guidelines for non-residential uses (e.g., multi-family, open space, commercial, and institutional uses) as well as neighborhood conservation districts for areas that may not want or qualify for local designation, yet still have character worthy of protection.

This section first provides an overview of the regulatory tools already in place. Following the background summary, the plan provides goals, policies, and actions aimed at making targeted improvements and expansions to the regulatory system.

(H) HISTORIC PRESERVATION OVERLAY DISTRICT

The purpose of the (H) Historic Preservation Overlay District is to protect locally listed landmark sites and historic districts by regulating alterations to and demolitions of landmark sites and properties within historic districts, and new construction in historic districts. The district establishes the following:

- Eligibility criteria for the selection of a local landmark site or historic district;
- Procedures for the establishment of districts and landmark sites, review of alterations to historic properties, district boundaries, revoking local designation status, and issuance of a Certificate of Appropriateness for construction and alterations.
- Standards for issuing a Certificate of Appropriateness for demolition of a landmark site, including a definition of economic hardship and procedures for determining when economic hardship exists.

DESIGN GUIDELINES FOR RESIDENTIAL HISTORIC DISTRICTS

In addition to the regulatory controls established through the overlay district, local historic districts and landmark sites are subject to the *Design Guidelines for Residential Historic Districts in Salt Lake City* (the "design guidelines"). Like the Zoning Ordinance standards, the design guidelines incorporate the nationally recognized *Secretary of the Interior's Standards for Rehabilitation*, but include an expanded explanation, illustrations and photographs, and policy statements pertaining to individual building elements. The design guidelines provide a basis for making decisions about the appropriate treatment of historic properties and compatible new construction. In addition to design guidance, the design guidelines present a catalog of architectural styles present in the city that highlights the date range and key characteristics of each. They also

The design guidelines address renovations, additions, and new construction affecting local landmarks and historic districts.

provide a brief overview and key objectives for each local district in which they apply.

The guidelines focus on key preservation principles:

- Respect the historic design character of the building;
- Seek uses that are compatible with the historic character of the building;
- Protect and maintain significant features and stylish elements;
- Preserve any existing original site features or original building materials and features; and
- Repair deteriorated historic features and replace only those elements that cannot be repaired.

The rehabilitation standards of the design guidelines address site design and landscaping, materials, windows, doors, porches, architectural details, roofs, additions, accessory structures, and seismic design. Property owners must receive a "Certificate of Appropriateness" prior to obtaining a building permit.

GOALS, POLICIES, AND ACTIONS

Goal 2.7: Align City regulations with the goals and policies of this plan.

The City will work to identify and resolve conflicts between current regulations and the implementation of this plan and protection of historic resources in the city.

Policy 2.7a: Ensure that underlying zoning in historic districts is supportive of historic preservation objectives for that area.

Action 1: Assess Underlying Zoning

Assess underlying zoning in historic districts and identify areas where zoning is inconsistent with preservation objectives. This issue is closely related to concerns raised with the demolition and hardship provisions of the ordinance, discussed below under Goal 2.9. Comments received during the planning process indicated that the current demolition and economic hardship provisions of the ordinance are seen as convoluted and ineffectual. In some cases, economic hardship arguments have been successfully used to allow demolition. In many cases, this is the result of underlying zoning that allows uses or densities that greatly exceed the value of the existing structure. A preliminary assessment of this issue indicates that the Central City and University Districts are two priority areas to be examined in this regard.

Action 2: Pursue Zoning Map Amendments

Pursue zoning map amendments to underlying zoning in historic districts where the underlying zoning is determined to be at odds with the long-term preservation objectives for the area.

Policy 2.7b: Refine the building development code to enable historic remodels and adaptive reuse of commercial structures.

Action 1: Assess Building Code Barriers and Conflicts

Work with an interdisciplinary team including builders, architects, preservationists, and others to identify barriers to non-residential and multi-family adaptive reuse projects under current zoning, fire, and building codes, and develop solutions to those barriers through code amendments.

Action 2: Develop Smart Code for Adaptive Reuse

Encourage the building department to work with planning staff in developing an Alternative Rehabilitation Code or "Smart Code" to apply to historic commercial and similar buildings to facilitate their adaptive reuse. This should specifically address the barriers and conflicts as identified through action 2.9.b1.

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Goal 2.8: Broaden the range of tools available to encourage the preservation of historic properties.

Policy 2.8a: Develop new regulatory tools to help encourage and require the preservation of historic properties.

ACTION 1: ESTABLISH A CONSERVATION OVERLAY DISTRICT

Amend the zoning code by establishing a conservation district overlay tool to provide additional flexibility in how communities protect local character. The overlay district will allow review (typically administrative) of development proposals that affect key, character-defining features in designated areas. See the text box on the following page for additional information.

ACTION 2: DEVELOP TDR PROGRAMS

Develop one or more programs to allow and support the transfer of development rights to support historic preservation. See the text box below for additional information.

ACTION 3: EXPLORE OTHER TOOLS AND INCENTIVES

Explore other tools and incentives in the need areas, to consider as diversity the tools and incentives at the city's disposal to achieve its preservation aims.

CONSERVATION DISTRICTS

What Is a Conservation District?

New "conservation districts" might be an appropriate tool for protecting some of the communities in Salt Lake that have special attributes that citizens want to protect. Conservation districts are being considered or have been adopted in a growing number of jurisdictions across the country as one alternative to more stringent preservation district regulations. Communities as diverse as Dallas, Texas (illustrated on this and the following page), Cambridge, Massachusetts, and Portland, Oregon, all have adopted conservation districts, though each district is unique. (Portland also has "conservation landmark" designation for individual properties.) Many conservation districts have been implemented for areas that fall short of meeting the criteria for a local, state, or national historic designation, but which nevertheless have important cultural, visual, or other significance. Some are intended as step-down, buffer, or transition areas immediately surrounding a protected historic district. Others are directed at preserving the residential character of a neighborhood, maintaining a unique community center, or emphasizing an important cultural element of a community.

Key Elements of Conservation Districts

- Design flexibility is an important attribute of conservation districts. Whereas the primary purpose of a preservation district is to protect the historic integrity of an area (usually by preventing demolition and requiring appropriate renovation or highly compatible new construction), conservation districts can, depending on how they are drafted, be much more flexible and can allow design elements that might accent or complement a particular neighborhood feature so long as the general character of the area remains intact. Design guidelines in conservation districts generally are not overly detailed and are developed on the basis of specific neighborhood concerns and features, such as building height, lot size, setbacks, and landscaping. (Historic districts go further to also address more specific elements of the buildings themselves such as windows, decorative elements, materials, and colors.) A conservation district could be an appropriate tool to address concerns such as encroachment of commercial uses into residential areas, by imposing some limited design and development standards designed to preserve the existing character of the area. The conservation district could be a good tool for allowing infill development that is consistent with established neighborhood design (contextual setbacks, shape of building, pitch of roof, etc.).
- The sponsoring group typically develops a plan or study that details the proposed conservation district with a map, neighborhood history, defining characteristics, issues the district is intended to address, and design guidelines to be instituted through the district.
- The process for creating conservation districts can be voluntary. The voluntary nature of the district means that it would be applied in areas where residents care strongly about their neighborhoods, and thus much of the district's provisions would be self-enforced.
- Administration of conservation districts is typically kept as simple as possible – using existing procedures of underlying zoning and allowing staff review of most proposals in conservation districts. This keeps the mechanics streamlined and does not place a review volume burden on official boards and commissions which, over time, could result in an unwillingness or inability to support additional conservation districts.

In Salt Lake, the Sugarhouse and Calmer Park neighborhoods have been suggested as possible areas to consider conservation districts.

TRANSFER OF DEVELOPMENT RIGHTS

What is a Transfer of Development Rights Program?

Transfer of development right (TDR) programs treat development potential as a commodity that can be transferred (often for a price) between designated sending and receiving areas. In the case of preservation, such programs can be used to transfer density from historic buildings to other properties in the city. The purchase of the development rights associated with a historic property preserves the property and compensates the property owner for the foregone development potential. The purchaser of the rights is then able to develop their property at a higher density or intensity than would otherwise have been allowed. The system is designed to reduce redevelopment pressure on historic landmarks by allowing unused development potential to be transferred. The landmark owner may generate additional income by selling development rights to the owner or developer of the receiving site.

This win-win relationship and use of the market system make TDRs popular in concept. While a valuable tool, much care must be taken in crafting the programs to achieve their intended purpose and to be as administratively simple as possible. Many communities nationwide have used TDR programs to support historic preservation, including San Francisco and New York City. In Salt Lake, the City in the past has supported transfers of development rights in a preservation context – for example, with the Hotel Monaco downtown. In another example, Portland, Oregon, allows the transfer of unused density or floor area ratio (FAR) from a historic landmark to another location in certain multi-family and nonresidential zoning districts. Density or FAR may be transferred within the neighborhood where the landmark is located or to any site within two miles of the landmark.

TDR Sending and Receiving Areas

A TDR program, which deals with shifting density around to different locations in the city, should be developed to achieve a desired result at overall built form. It is therefore critical to have a big-picture idea of the goals for preservation as well as how transfers could help facilitate other efforts in the city. The following are some potential TDR sending-receiving relationships:

Economic Development
- Sending: Local historic districts or landmark sites (citywide)
- Receiving: Predefined target areas in areas in the Downtown where additional density may be desired

Housing
- Sending: Local historic districts or landmark sites (citywide)
- Receiving: Predefined historic or eligible buildings suitable for adaptive reuse or expansion to accommodate affordable housing

Redevelopment
- Sending: Local historic districts or landmark sites
- Receiving: RDA project areas

Light Rail Transit
- Sending: Historic properties within a prescribed distance of the receiving transit station area
- Receiving: Predefined transit station areas

Define Boundaries with Market Realities in Mind

As a market-based tool, it is essential to the success of any TDR program to define sending and receiving area boundaries with a number of factors in mind:

- Demand: Market demand of the development in the receiving areas
- Incentive: Level of additional density allowed in the receiving area
- Supply: Credits available from sending areas should be scaled correctly so that the market is not flooded and benefits can be directed in a meaningful manner.

Reassess and Refine

Any TDR program should build in a review period to assess its function and make any necessary "tune ups." If any unintended outcomes have occurred, or if the system becomes too complex, the City should seek to diagnose the program structure and components to better direct the use of the system. Likewise, if market assumptions were incorrect and the market is either under- or over-performing, adjustments in the supply and demand side of the credits should be made.

Policy 2.8b: Develop a wide range of incentives to encourage the protection of historic properties.

Action 1: Educate About Existing Incentives

Educate property owners about existing incentives to increase participation in these programs. Work with SHPO as necessary to clarify the procedures for tax incentives to make this process more user-friendly. For more information on tax incentives and low interest loans for rehabilitation, see the table below.

Action 2: Improve Preservation Program Incentives to Property Owners

Identify potential new incentives to make the preservation of historic properties more appealing and less burdensome to a wider variety of property owners. Incentives the city may wish to consider include, but are not limited to, the following:

- Offer incentives within the city Housing programs to encourage those projects to follow preservation standards when dealing with historic properties or areas.
- Work with RDA to create incentives for preservation-oriented projects in redevelopment districts.
- Expedite application processing for projects that adhere to preservation standards.

Table 2: Summary of Potential Funding Sources for Historic Preservation Projects

Name	Offered By	Available To	Description	Scale
Tax Credits				
Federal Income Tax Credit (established 1976)	National Park Service (National Trust for Historic Preservation) via SHPO	Property owners of income producing structures (residential properties and commercial properties)	• Income tax credit for 10 to 20% of eligible rehabilitation improvements; and • Minimum investment must exceed pre-rehabilitation value of the building over 2-5 years, depending on magnitude of project.	National
State Income Tax Credit (established 1993)	Utah State Historical Society (SHPO)	Residential properties (owner-occupied and non-owner occupied)	• 20% income tax credit for eligible rehabilitations; and • Minimum investment of $10,000 over 3 years	State
New Market Tax Credit (NMTC) (established 2000)	National Trust Community Investment Corporation (NTICIC)	Historic commercial rehabilitation projects in a census tract with a 20% poverty rate of households income at or below 80% of the area median (or lower)	• Equity investments invested in qualified real estate projects from the Community Development Entity (in this case NTICIC) of private, public, and non-profit entities. • Provide an investment tax credit to investors to the CDE of 39% on equity earned over a 7-year period. • The NMTC can be claimed in conjunction with federal and State income tax credits (a practice called twinning).	National

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Name	Offered By	Available To	Description	Scale
Government Funding				
Pioneer Communities / Main Street Program	Governor's Office of Economic Development	Cities and towns. Currently not used by Salt Lake City or in Utah.	• Building rehabilitation; • Streetscape and public improvement planning and design; • Marketing and promotion planning and implementation; • Business development planning and implementation, and • Organizational development.	State, National
Community Development Block Grants (CDBG)	Federal Government	Eligible communities across the US. 70% of all funds must be used for projects benefiting low and medium-income residents of the community. Communities typically use funding to augment the operating budgets for a variety of departments and programs including housing, redevelopment, parks, and transportation.	• Acquisition of real property; • Relocation and demolition; • Rehabilitation of residential and non-residential structures; • Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes; • Public services, within certain limits; • Activities relating to energy conservation and renewable energy resources; and • Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.	National, City
Loans				
Revolving Loan Fund	Utah Heritage Foundation	Owners of National Register or local register properties or contributing structures in a national historic district.	• For exterior structural improvements and interior systems improvements. • Five-year loans with an interest rate fixed at half of prime.	State, City
Grants				
Preserve America	Preserve America (White House Administrative Initiative)	Designated "Preserve America" communities. The City became a Preserve America community in 2007.	• Bolster local heritage preservation efforts; • Support better integration of heritage preservation and economic development; and • Foster and enhance intergovernmental and public-private partnerships to accomplish these goals.	National
Utah Cultural Heritage Tourism Grants	Utah State Historical Society (SHPO)	Cities, towns, counties, non-profit cultural organizations.	• Grant awards up to [illegible] in a given year. • All grants require a one-to-one local financial match. • Grants aimed at proposals that will increase heritage tourism in Utah, including activities that will increase knowledge, employment, attendance, income, and participation.	State

Salt Lake City, as a city with over 50,000 people, is an entitlement community meaning it receives CDBG funding on an annual basis. The CDBG award amount is determined by one of two formulas that weigh the more prominent variable – population or age of housing stock.

Name	Offered By	Available To	Description	Scale
Certified Local Government (CLG) Grants	Utah State Historical Society (SHPO)	CLG cities, towns and counties	• Conducting architectural and archaeological surveys • Nominating properties to the National Register of Historic Places • Printing walking tour booklets • Preparing feasibility studies and working drawings for property improvements • Rehabilitating National Register properties	State
Utah Cemetery Inventory Project	Utah State Historical Society (SHPO)	Local cemeteries and local groups	• Grants for inventory database and GIS cemetery inventory development • All grants require a one-to-one local financial match	State
Save America's Treasures	National Trust for Historic Preservation, National Park Service, President's Committee on the Arts and Humanities	Non-profits, federal organizations, state and local governments, federally recognized Indian tribes	• Federal matching grants: must have dollar-for-dollar match to grant award amount • Historic property rehabilitation grants start at a $125,000 minimum and have a $700,000 maximum • For use on sites or collections of national historic significance	National
Building Renovation Loan Program	Redevelopment Agency (RDA)	Property owners in the central business district and Sugarhouse project areas	• Up to 50% low interest project loan for façade restoration, system upgrades, or residential conversions of upper floors of commercial structures	RDA Central Business and Sugarhouse project areas
Building Renovation Loan Program for High Performance Buildings	Redevelopment Agency (RDA)	Building owners in eligible project area	• No interest loan upon proof of project LEED certification for up to 50% of the total renovation costs	Designated RDA project areas in the city
Historic Preservation Tax Increment Reimbursement Program	Redevelopment Agency (RDA)	Buildings on the state and City historic register	• RDA reimburses owners up to 50% tax increment generated from renovation development provided exterior of structure is retained to a degree approved by SHPO and HLC	RDA Depot District project areas
HGTV Restore America	National Trust for Historic Preservation and HGTV		• http://www.nationaltrust.org/restore_america	National
Johanna Favrot Fund for Historic Preservation and Cynthia Woods Mitchell Fund for Historic Interiors	Johanna Favrot Fund; Cynthia Woods Mitchell Fund for Historic Interiors	National Historic Landmarks	• Matching grants to nonprofit organizations and public agencies grants for projects that contribute to preservation or recapture an authentic sense of place	National
National Trust Preservation Funds (formerly Preservation Services Funds)	National Trust for Historic Preservation	Non-profits, public agencies	• Two types of [illegible]: matching grants for preservation planning and education efforts and intervention funds for preservation emergencies	National

Name	Offered By	Available To	Description	Scale
Easements				
Preservation Easements	Utah Heritage Foundation	Historic property owners	• A conservation easement that protects the historic, architectural, or archeological significance of a property through a private legal easement that gives partial rights to the property to a qualified easement holder for a predetermined duration • Protects against changes that would be inconsistent with the preservation of the property (demolition, inappropriate alterations, etc). • Qualifies the donor for a charitable contribution tax deduction for the assessed value of the easement.	State

Goal 2.9: Offer economic hardship and demolition provisions that achieve their intended purpose.

Comments received during this planning process indicated that the current demolition provisions of the ordinance, including economic hardship process, are seen as convoluted and ineffectual. In some cases, economic hardship arguments have been successfully used to allow demolition. In many cases, this is the result of underlying zoning that allows uses or densities that greatly exceed the value of the existing structure. Other conditions contributing to demolition include the practice of "demolition by neglect" whereby the owner allows the structure to deteriorate until the cost to repair it is high enough to qualify for demolition, or complications and costs associated with securing a structure against seismic activity. The following policies and actions identify how these regulations should be altered in the future to address these concerns.

Policy 2.9a: Pursue targeted modifications to preservation ordinance to address concerns with demolition and economic hardship.

Action 1: Make Targeted Ordinance Revisions

Make immediate modifications to the economic hardship provisions of the ordinance to address those issues that have already identified by staff review:

- Replace the Economic Review Panel with a specialist hired by the city and kept on retainer.
- Establish a completeness requirement, and prohibit the processing of incomplete applications.
- Assess valuation prior to land assembly to avoid inflated values.

Action 2: Examine Best Practices and Lessons Learned

Explore best practices for how comparable communities address the issue of demolition and neglect and the economic hardship process. Develop recommendations for how the city could maintain a strong economic hardship process, while revising its process to best fit the Salt Lake City context.

Policy 2.9b: Adopt stronger standards to prevent demolition of historic resources by neglect.

Action 1: Create Interim Protection Measures

Revise the historic overlay district to allow an option for the Historic Landmark Commission to place a property of notable significance to the city and/or a contributing structure in a local historic district to provide the city with a grace period during which economically viable alternatives to demolition of the site can be explored. In the case of residential properties converting to non-residential uses, any interim protection measure should consider the provision already in place via the Housing Advisory Board to ensure any new measures are compatible with existing rules and procedures.

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Action 2: Identify and Address Deficiencies

Amend the ordinance by drafting new standards to prohibit demolition of historic resources by neglect. Ensure this process considers and identifies alternate or carrot-and-stick approaches to those situations where physical or economic constraints are preventing maintenance. These cases should be documented and presented to relevant departments or agencies of the city with the intent of developing collaborative programs to address service gaps for populations in need (see 3.Pc.2). Ensure that sufficient staff administration and enforcement resources are available to implement any adopted new regulations.

Goal 2.10: Refine existing design guidelines and create new guidelines to address multi-family and non-residential development and properties in local historic districts and Local Landmark Sites.

The City will work to refine the current residential design guidelines as needed to ensure they are clear and complete to appropriately guide infill and alterations in local historic districts and to local Landmark Sites. The City will work to develop design guidelines to address multi-family and non-residential structures in historic districts and sites that can be used in conjunction with the residential design guidelines to ensure appropriate preservation and infill of all types of development and renovation in historic districts.

Policy 2.10a: Refine portions of design guidelines addressing new construction in order to offer a greater degree of guidance and clarity for how to achieve compatibility while retaining a degree of flexibility for the property owner.

Action 1: Update and Clarify New Construction Requirements

Identify problematic areas in the current residential design guidelines for new construction and make necessary revisions to resolve them. This includes the addition of any related definitions or graphics to help clarify the intent of the guidelines so they can be more consistently applied. Items to be addressed in these revisions include, at a minimum, the measurement of height, particularly in cases of sloped properties, and clearer guidance on allowable materials.

Action 2: Align Design Guidelines

As the city develops new sets of design guidelines as called for in this plan, close attention should be paid to ensure that all requirements are compatible. This is especially important where new construction is not of the same use as the other surrounding uses such as the addition of a neighborhood commercial area in a historic neighborhood.

Policy 2.10b: Refine the design guidelines to better address the protection of historic signs, such as historic business signage, within local districts or on local Landmark Sites.

Action 1: Encourage the Retention of Historic Signs

Refine the rules for signage to ensure that a business can both advertise its own presence through the use of a sign while still retaining the historic sign in place on the building. The design guidelines will need to address sign placement and design to ensure that both signs can be kept without the building looking cluttered or misguiding the current business from appropriately denoting its presence.

Policy 2.10c: Add provisions to the design guidelines to address appropriate new business signage in local historic districts and on local Landmark Sites.

Action 1: Develop Design Guidelines for New Signs

Develop design guidelines for new signs in local historic districts and on local landmark sites to ensure they are compatible with the character of and do not diminish the integrity of the historic area or structure.

Policy 2.10d: Develop multi-family design guidelines to address apartment renovations and conversions within historic districts or landmark sites and appropriate infill development of new multi-family buildings within local historic districts.

Action 1: Create Multi-Family Design Guidelines

Create design guidelines for multi-family development in historic areas to help the city meet long-term housing supply needs.

Policy 2.10e: Develop non-residential design guidelines to apply to commercial, institutional, industrial, and parks and open space areas within local historic districts and landmark sites.

Action 1: Develop Non-Residential Design Guidelines

Develop design guidelines for non-residential development to apply to both updates to existing structures in historic districts or non-residential Landmark Sites as well as the addition of new non-residential structures or parks in local historic districts. This will enable local districts and landmark sites to better manage alterations and improvements to non-single family residential structures.

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Administer a Convenient and Consistent Historic Preservation Program

Administration of the city's historic preservation program owes much to the daily efforts of the Historic Landmark Commission and the planning staff. These two groups assist property owners with the application process and the design guidelines, as well as ultimately conducting application review for properties subject to the Historic Overlay District and design guidelines described in the previous chapter.

Together, these two groups manage the majority of program responsibilities. The first half of this chapter discusses the HLC, and the preservation staff is discussed in the following section on program administration.

Historic Landmark Commission

Overview

The Historic Landmark Commission (HLC) is the official City entity charged with reviewing and deciding upon all applications for Certificates of Appropriateness that are not delegated to staff. Apart from the City Council, they are the body most heavily involved in setting preservation policy for Salt Lake.

Commission Appointment and Membership

The Mayor, with the consent of the City Council, appoints members to the Historic Landmark Commission. The HLC is comprised of between 9 and 15 voting members who are City residents with an expressed interest in preservation and are knowledgeable about the heritage of the city. HLC members serve on a volunteer basis. Since its inception in 1976, the Commission has included professionals, such as architects, contractors and realtors, as well as concerned citizens and residents of the historic districts.

Commission Meetings and Responsibilities

The HLC meets at least once a month to review applications for Certificates of Appropriateness. (See Figure 9 for a summary of review responsibilities and process.) In these meetings, the Commissioners consider the formal applications themselves, along with oral presentations by staff and written staff reports that include the staff's analysis and recommendations for each project (including findings of fact and recommended conditions of approval). In recent years, the HLC has reviewed an average of ___ applications each year. This relatively heavy caseload should be a factor in future decisions about how existing and any new components of the preservation program are

Theme 3: Administer a Clear, Convenient, and Consistent Program

administered. Today, a relatively large percentage of applications for Certificates of Appropriateness (generally, those dealing with minor projects) are handled at the staff level in Salt Lake. There will need to continue be a strong role for administrative review, if the HLC case load is to remain manageable.

Architectural Review Committee

In the past, the Historic Landmark Commission supported a subcommittee, the Architectural Review Committee, which met as necessary to assist applicants with revising their applications to better meet the ordinance and design guidelines. The subcommittee was comprised of commission members who were practicing professionals experienced in renovation work who provide general advice to property owners regarding proposed projects. This service proved to be a valuable tool in assisting applicants with design issues, particularly individual property owners. In recent years, the subcommittee only met on a case-by-case basis.

Comments received during this planning process indicated that a key goal for the city should be to maximize the effectiveness of the HLC by ensuring its members receive proper training and support. The volunteer members of the HLC devote a significant amount of time and effort to learning the nuts and bolts of the city's preservation regulations. The City should work to make citizen involvement in this important administrative function as easy and effective as possible. Additional training of its HLC members, coupled with support of new members to ease transitions, would help make the overall preservation program leadership more unified, consistent, and effective. In particular, ongoing education of preservation best practices (e.g., historically-appropriate green building materials) would greatly advance the preservation program and enable the HLC members to stay current in their knowledge.

Currently, new Commissioners participate in a brief training session regarding the city's preservation program, in which they learn about the regulations, design guidelines, and HLC roles and responsibilities. Aside from this initial training and packet of technical and procedural information, there is little formal training of Commissioners. Consequently, both Commissioners and the experienced preservation professionals who typically represent clients before the HLC report a lag time of several months where new members are learning on-the-job. Both sides of the table would like HLC members to receive more training to enable them to quickly get up to speed, and to also foster some level of consistency in how the regulations are understood and applied as Commissioners come and go.

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GOALS, POLICIES, AND ACTIONS

Goal 3.1: Provide knowledgeable, consistent, and fair program administration.

Policy 3.1a: Improve knowledge and expertise of the Historic Landmark Commission through training – both for new Commissioners and for the entire group on at least an annual basis to ensure they have the information to continuously lead and improve the program.

Action 1: Annual Commissioner Retreats

The Commissioners should meet at least once per year for a day-long meeting and workshop to review decisions made and challenges met in the past year, set strategic objectives for the future, and receive training and updates regarding preservation best practices from around the country. Possible topics could include, for example, new trends and materials in green remodels to historic structures.

Action 2: Facilitate Additional Training

Ensure funding is available for conference attendance or other educational or training opportunities that arise throughout the year. Establish consistent parameters for how available funding should be spent and distributed within the HLC. For example, a portion of available funding should be devoted to training for new HLC members.

Action 3: New HLC Member Training Materials

Augment new HLC member training information with this plan, plus any best practice information or other materials developed as called for in this plan, that help explain the city's preservation goals and the various tools available for meeting those goals.

Action 4: HLC Mentoring Program

Create a program whereby outgoing HLC members mentor new members prior to their formal appointment by the mayor to ease the transition and ensure prompt orientation of new members. This could include participation in HLC trainings and attending HLC meetings before being formally seated in order to observe the process.

Policy 3.1b: Clearly define appropriate advocacy activities for Historic Landmark Commission.

Action 1: Revise Ordinance Description of HLC Role

Refine the "Historic Landmark Commission Membership" section of the HLC Historic ordinance language to remove reference to public advocacy, since that function is already performed by other preservation stakeholders. Instead, emphasize the responsibility of HLC to educate and forge working partnerships with other City leaders, departments, agencies, and residents to further preservation objectives in the city.

Existing preservation conferences, networks, and trainings offer several opportunities for Historic Landmark Commission capacity building, including:

- National Trust for Historic Preservation conferences (as well
- Commission Assistance Voluntary Program (CAVP) training workshops dates and locations each year)
- National Alliance of Preservation Commissions forum, newsletter, and other resources)
- Preservation Leadership Training (typically offered in conjunction with

Policy 3.1c: Revise the zoning ordinance to formally establish an architectural review committee as a body responsible directly to the Historic Landmark Commission to provide guidance to applicants and staff.

Action 1: Establish Architectural Review Committee

Revise the Historic District ordinance to establish an Architectural Review Committee of the Historic Landmark Commission to provide an optional venue for project-specific design feedback. This will assist property owners in interpreting and applying the historic regulations and design guidelines to their project proposal. The roles of this committee should include: to provide proactive advice to property owners on how to meet the requirements of the city's preservation regulations and guidelines; and to offer targeted recommendations to property owners who have had project applications rejected by the HLC, by providing general guidance as to how a proposal might be modified to address the stated objections. This will allow the program to take advantage of the expertise of Commission members and to improve feedback and guidance provided to staff and participants in the program. The proactive use of the committee should be encouraged by staff and awareness raising efforts (brochures, the website, etc.). The subcommittee would meet on an as-needed basis, and applicants would be notified that the opinions of the subcommittee are advisory only and do not necessarily reflect those of the entire commission.

PROGRAM ADMINISTRATION

OVERVIEW

In addition to the Historic Landmark Commission, the success of the Salt Lake historic preservation program depends on the contributions of a variety of individuals and groups, including City officials, residents, and the strong preservation partners of the city, such as the State Historic Preservation Office (SHPO) and Utah Heritage Foundation (UHF). This section discusses the groups involved in the administration of the preservation program, besides the HLC, along with various other aspects of program administration.

GROUPS WITH ADMINISTRATIVE RESPONSIBILITIES

Salt Lake City Planning Division

The Salt Lake City Planning Division has been committed to preserving and protecting the city's historic buildings for over thirty years as part of an overall strategy of maintaining community identity and livability. The Planning Division oversees development in Historic Preservation Overlay Districts and provides professional staff to support the Historic Landmark Commission, the decision-making body that administers the preservation ordinance.

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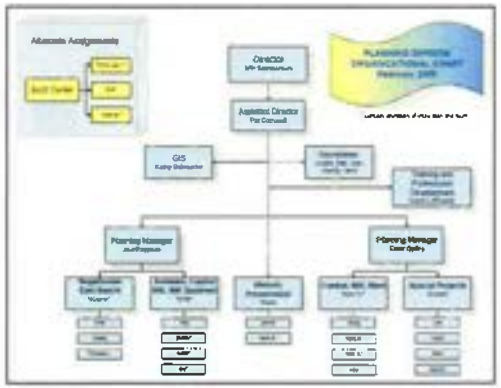

FIGURE 8: PLANNING DIVISION ORGANIZATIONAL CHART (FEBRUARY 2009)

In 1980, the Planning Division hired its first planner to address preservation issues in the city. Since that time, preservation has become a staff-wide project. (See Figure 8.) Preservation staff is responsible for regular planning tasks as part of the Planning Division as well as the numerous specialized functions of the preservation program including:

- Administrative review of applications for a Certificate of Appropriateness for properties to which the Historic Overlay District applies;
- Historic Landmark Commission meeting attendance and preparation;
- First point of contact for public questions on historic preservation, including property status, interpretation of the Historic Overlay District and Residential Design Guideline requirements;
- Long-range and strategic planning for the continued development of the program;
- Coordinate with other preservation partners and departments on preservation matters (e.g., compatible activities, overlapping responsibilities, etc.); and
- General education and outreach to the community on preservation and the preservation program.

Planning Commission

Because all proposed historic designations must go through the public hearing process required for zoning map amendments, the Planning Commission reviews applications for the designation of a local landmark site or historic district and makes a recommendation to City Council. The Commission also makes decisions on conditional uses in historic structures, an incentive for preservation that allows adaptive reuse in zoning districts where the use may not other wise be allowed. The Planning Commission also reviews text amendments and preservation regulations before they are forwarded on to the City Council.

City Council

The City Council reviews applications for the establishment of local landmark sites and historic districts and makes the final designation decisions, based upon recommendations from the Historic Landmark Commission and Planning Commission. The City Council members, along with the Mayor, also appoint Commission members. The City Council is also responsible for setting preservation policy; allocating funding for preservation projects such as surveys, funding, or staffing; and adopting tools to implement the program such as regulations and design guidelines.

PROJECT REVIEW AND DECISION

A property owner of a local landmark site or within a local district wishing to obtain a certificate of appropriateness (COA) does so in one of two ways: administrative review and decision, or review and decision by the Historic Landmark Commission. The procedural route of the project is principally determined by the status of the property and the action the property owner would like to take with the property however, appeal and referral of administrative decisions can shift decision-making over to the HLC. The key steps in each review and decision process are illustrated in the figure below.

BUILDING CAPACITY MOVING FORWARD

During the planning process, several themes emerged regarding how administration of the preservation program could be improved.

First, the procedures for review and approval of development applications involving historic properties are not clear to the general public. People working to bring a project through the program have met with time delays and confusion. This is in part due to a historic preservation staffing shortage. Some interviewees also expressed frustration with the planner-of-the-day arrangement (which has now been discontinued), which was cited as leading to inconsistent and incomplete information from staff. Generally, perceived problems with development review have led some individuals and companies to avoid projects that would involve a local landmark site or property within a historic district.

Project approval was also cited as inconsistent from project to project, though there is variation in whether this is perceived as a negative or positive of the program. Some see the inconsistency as frustrating, while others welcome it as an unofficial loophole through which to inject projects with a greater level of creativity than would be allowed with a stricter administration of the regulations. (This tends to be a frequent user perspective of preservation.

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professionals, however, whereas individual property owners and residents find the inconsistencies inefficient and frustrating.)

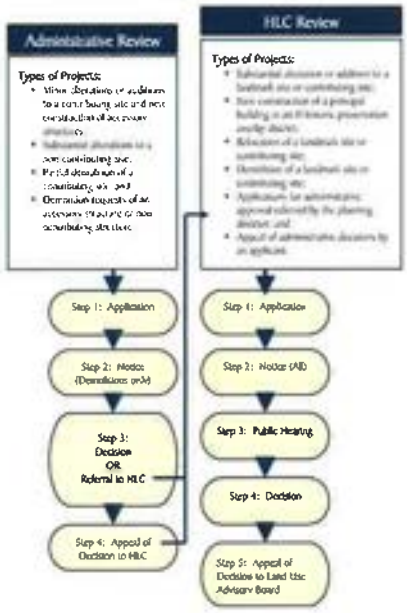
A number of comments were received regarding the city's staffing levels for the preservation department, with many comments suggesting that current levels are too low. To some observers, low staffing levels mean that staff members must devote the majority of their time to day-to-day property application assistance and review responsibilities, leaving little time for addressing more long-range planning (like overseeing new surveys and nominations) and developing resources to improve user-friendliness.

In addition to ensuring appropriate staffing levels, the city should focus on offering tools and resources that can improve user-friendliness while also freeing up staff time from dealing with basic program procedural questions. New tools and resources are needed to enable people to understand and navigate the requirements, steps, and timing of the city's procedures as they relate to their project.

Finally, a major function that has not been provided staff by the city is code enforcement for historic projects. City code enforcement officers lack the appropriate staffing and preservation-specific training to enable effective and proactive enforcement of historic regulations. This has resulted in a perception that projects can be done illegally outside of the system with less cost and time commitment, and with no repercussions.

The city developed the following goals, policies, and actions to address these issues.

Figure 9: Summary of Review Procedures



GOALS, POLICIES, AND ACTIONS

Goal 3.2: Ensure the preservation program has full and knowledgeable staff.

Ensure appropriate staffing levels to meet the needs of the program review volume, education and outreach, and other plan implementation tasks.

Policy 3.2a: Create a metric and workload tracking system to help plan for when additional staff is needed.

Action 1: Develop a Staff Workload Tracking System

Create a system to track the workload of the planning staff, including not only day-to-day project review responsibilities, but also estimated time commitments necessary to pursue the longer-range actions called for in this plan, including education and outreach. Update this tracking system on at least an annual basis.

Policy 3.2b: Increase number of trained historic preservation staff to meet current work volume to a committed 40 hour work week.

Action 1: Track Target Staffing Levels

Use the workload tracking system to track committed hours of work for preservation staff and identify a target staffing level on an annual or semi-annual basis, as appropriate.

Action 2: Maintain Adequate Staffing Levels

Pursue additional staff positions through the city and department budgeting process to meet the current shortfall once it is tabulated. Once the optimal staffing level is reached, continue to track staffing needs to ensure efficient and adequate staffing.

Goal 3.3: Improve user-friendliness of the historic process.

The City will work to make participation in the historic preservation program as clear, predictable, and easy as possible. This will be achieved through developing informational resources and making necessary procedural changes.

Policy 3.3a: Develop materials to assist those interested in undertaking projects to know exactly the steps, requirements, and timeframes for each step to help them successfully navigate the process.

Action 1: Create User Handbook for Historic Preservation Projects

Develop a short handbook describing the requirements and review process for historic projects while also communicating the big-picture objectives of what preservation, and its additional requirements, is intended to achieve.

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Goal 3.4: Ensure preservation regulations are enforced.

Program regulations need to be enforced to ensure the city is sending a clear and consistent message in support of historic preservation and adherence to applicable regulations and review processes.

Policy 3.4a: Create dedicated staff positions to provide building inspection and code enforcement for local historic districts and Landmark Sites to ensure renovations and construction are being conducted in accordance with the permit.

Action 1: Create New Preservation Enforcement Position

Create one or more staff positions dedicated to building inspection and code enforcement for historic properties and districts to ensure approved renovations and expansions are conducted in accordance with agreed upon specifications and to identify unpermitted renovation activities. These may be specially trained housing and zoning officers or additional preservation staff hired to address enforcement for the program.

Action 2: Develop System for New Construction Project Review

Modify the review procedures for new construction in historic districts to require review and comment by preservation staff on building permits, and also during key phases of the development, to ensure conformance with the approved permit.

Goal 3.5: Build the city's technological capacity to facilitate program administration.

Several opportunities exist for the city to streamline and facilitate information sharing and analysis to support preservation program activities. Geographic Information Systems could assist with analyzing spatial considerations within districts, such as how current and future transit station areas overlap with historic districts. It could also facilitate understanding and sharing information on a specific property with applicants and other departments, such as how it is zoned, including any overlay zones, or what future land use is designated for the property. Ideally, any database capacity the city develops will be easily integrated with the database of the State Historic Preservation Office.

Policy 3.5a: Build GIS capacity within the historic preservation department to assist and inform program activities.

Action 1: Add GIS Capacity

Add GIS capacity to the historic preservation program through purchase of necessary equipment, and additional staff or training.

Policy 3.5b: Closely coordinate with other departments and preservation stakeholders to ensure maximum utility of the data.

Action 1: GIS Education and Outreach

Educate planning and other city department staff as well as non-city preservation partners on the potential uses of GIS for preservation planning and tracking to promote use and to streamline and support preservation functions.

Policy 3.5c: As capacity is developed, the city will integrate available technology and information into their daily procedures to ensure the technology is appropriately used to make the process more transparent, well-informed, and user-friendly.

Action 1: Track Properties by Parcel

Track historic properties in GIS by populating the parcel attribute information with relevant fields and data that can assist in day-to-day decision making. Possible attribute information that can be maintained include: survey and survey date, age of structure, condition information, permits granted and permit dates, owner name and address, current land use, zoning and any applicable overlays, and planned land use. Where possible, data should be coordinated with the SHPO's data management programs to allow for the sharing of data where appropriate (such as by coordinating parcel identification numbers).

Improve Education and Outreach

There are numerous resources available to help citizens learn about, support, enjoy, and preserve the historic resources of Salt Lake City. The City offers some of these resources, most notably the city's website, which offers useful technical materials describing the city's preservation regulations and guidelines. Further, the city's preservation partners – particularly the State Historic Preservation Office (SHPO) and the Utah Heritage Foundation (UHF) -- offer numerous additional resources for education and outreach. These include materials to assist property owners with researching and documenting their own homes; information describing tools and incentives that are available to facilitate preservation, like tax credits and preservation easements; and educational resources, tours, and award programs to help children, residents, and visitors to learn about and appreciate the great historic resources of the city.

This chapter reviews the key education and outreach activities already in place, and then provides goals, policies, and actions intended to strengthen and expand these offerings.

OVERVIEW

The city currently does not perform extensive education and outreach as part of its historic preservation program. Available information on historic preservation is limited to functional descriptions of program components and procedures and is conveyed largely through the Historic Landmark Commission website. While this information is useful, it is often seen only by those already aware of historic preservation. Information that would help advocate and inform the community about the city's history, what historic preservation does, and its benefits to the community would help expand awareness, support, and participation in preservation activities. Outreach efforts could be conducted online as well as through the production of printed materials and reports, public presentations, and SLCTV.

CITY OUTREACH

Community Councils

Salt Lake City recognizes neighborhood-based community organizations whose purpose is to provide community input and information to city departments, including on preservation-related issues. The community councils are encouraged to make recommendations to the city on all matters affecting the city or each organization's particular area or neighborhoods. All City Council districts have community councils. These groups, who each hold regular meetings, issue a monthly newsletter, and maintain a listserv, are a key route to information-sharing and garnering public participation in the city. In the case of preservation, the close correlation of historic districts and planning areas represented by the community councils allow preservation staff to conduct

Theme 4: Increase Community Pride, Awareness, and Involvement in Historic Preservation

The HLC website http://www.slcgov.com/CED/HLC was a major step in sharing information about the City's historic preservation program.

direct outreach to property owners as needed through already established venues (meetings, newsletter, listserv).

City Website

The website of the Historic Landmark Commission is currently the principal way information about the city's preservation program is shared. The city is currently revising its online materials to further the utility of the website.

STATE HISTORIC PRESERVATION OFFICE OUTREACH PROGRAMS

In addition to their participation in the nomination process, the State Historic Preservation Office (SHPO) is an active preservation partner, providing technical assistance and research information to property owners and the city.

The Utah SHPO website is a rich source of state-funded information and educational resources.

Technical Assistance: State and Federal Tax Credits

The State Historic Preservation Office oversees Section 106 reviews for projects using federal funding and administers the state and federal tax credits and various other federal grants for preservation. As such, the SHPO has proved to be the most valuable source of information on tax credits for historic property owners in the city, particularly those with properties that are only listed on the National Register and are therefore not officially part of the city's preservation program. The SHPO's commitment to assisting property owners and expertise in navigating the forms and processes of historic tax credits has resulted in several adaptive reuse projects that preserved additional resources outside of the city's preservation program. Through this plan, the city will move forward with changes to further facilitate and encourage adaptive reuse projects; the SHPO will be an invaluable partner in achieving this aim.

Property Research Assistance

The SHPO assists property owners with historic research on individual properties. This ability will be greatly expanded through an online inventory of Utah historic sites, which is currently under development, and will be a great resource for city staff, the HLC, and residents to research and track properties.

Other Education and Outreach Activities

The SHPO also offers a variety of other education and outreach activities, such as:

- An online interactive Utah history game for children through their website
- A directory of contractors to help with historic projects.
- Guidelines for photographing a historic property.
- Guidelines for measuring historic building floor plans.
- An on-line course on how to identify historic features.

UTAH HERITAGE FOUNDATION OUTREACH PROGRAMS

Established in 1966, the Utah Heritage Foundation (UHF) was the first statewide preservation organization in the western United States. As a private, membership-based, not-for-profit organization, the Foundation helps property owners, preservation professionals, organizations and government agencies to preserve, protect and promote Utah's built environment through public awareness, advocacy and active preservation. The Foundation fulfills its mission through a wide range of programs and activities, including low-interest loans from its Revolving Fund Loan Program, which reach communities throughout the state.

Educational Tours

UHF has several self-guided historic tours of the city:

- Historic Buildings of Capitol Hill,
- Historic Downtown Walking Tour, and
- Historic South Temple Street.

In addition, UHF docents offer tours for K-12 students as well as the general public of the following sites in Salt Lake City:

- Kearns Mansion,
- Salt Lake City and County Building,
- McCune Mansion,
- Keith Mansion,
- Meditation Chapel in Memory Grove Park, and
- Marmalade District on Capitol Hill.

State Preservation Conference and Heritage Awards

- In 2007 the Utah Heritage Foundation began hosting the state Preservation Conference.
- The UHF announces annual Heritage Awards to highlight exemplary preservation projects from the prior year. This positive reinforcement of preservation is a valuable tool to highlight historic sites and the value of preservation activity. While these awards are statewide, many of the recipients are in the city due to the fact that most preservation activity in the state takes place in the city.

The Utah Heritage Foundation website highlights a variety of historic preservation activities in the state, much of which is taking place in Salt Lake City – including awards, tours, and preservation methods and incentives.

GOALS, POLICIES, AND ACTIONS

Goal 4.1: Increase public awareness of the historic preservation program and its benefits.

The City currently conducts limited direct education and outreach related to the historic preservation program. This has largely been attributable to limited staffing, but also to the fact that the city lacked a clear and consistent message to convey to the public about the purpose and long-term objectives of preservation in the city. Now, with the completion of a city-wide historic preservation plan, the city will work to improve public awareness of the preservation program by providing materials to clearly express program requirements and benefits and making those materials readily accessible.

Policy 4.1a: Notify historic property owners of their historic status and potential assistance benefits on an annual basis to increase awareness and participation.

Action 1: Annual Property Owner Newsletter

Create an annual newsletter to historic property owners to remind them of historic property status, maintenance requirements, and available information and assistance. This should be built into the annual budgeting for the program.

Action 2: Convey Historic Status as Part of the Sale Process

Partner with REALTORS® to convey the historic status of a property during the showing of a property, as well as at the time of purchase (e.g., through an additional item on the disclosure form) to ensure new owners are aware of the property status. At the same time, provide potential buyers with information on what that status (e.g., local versus national listing) will mean for them as an owner.

Action 3: Lobby for State Requirements for Historic Designation on Property Titles

Over the long term, lobby the state legislature to consider statewide adoption of new rules assigning greater recognition to historic designation as part of the title recordation process and the disclosure form.

Policy 4.1b: Create property maintenance information handouts to assist property owners in understanding requirements and available assistance for various projects.

Action 1: Develop Property Maintenance Handouts

Develop a series of informational handouts on property maintenance topics to facilitate property owners finding the information they need in a clear, consistent, and easy-to-use format. In developing the series, make use of existing materials already developed by other entities to avoid duplication of effort. If materials have been developed locally, the city, UHF, and SHPO

Potential topics for handout series include:

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

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should coordinate so that each has the product of the other so that materials can be distributed when needed and overlaps avoided.

Goal 4.2: Improve education and outreach.

The City will collaborate with and support the State Historic Preservation Office and Utah Heritage Foundation to ensure a comprehensive program of education and outreach is offered in the city, including information on history, formal historic tours, self-guided walking tours, property research support, tax credit and financing information and assistance, preservation best practices, and other materials on the benefits of historic preservation.

Policy 4.2a: Coordinate with preservation partners to form strategic partnerships to support educational efforts.

Action: Periodic Education and Outreach Meetings with Preservation Partners

City officials and preservation staff should meet periodically with preservation stakeholders such as the Utah Heritage Foundation and the SHPO specifically to coordinate on education and outreach efforts. These meetings should be geared toward briefing the participants on individual goals and activities, identifying any strategic partnerships or complementary efforts that could be pursued, and identifying needs for additional education, outreach, or awareness-raising on preservation related topics. Increased collaboration can help ensure that a full spectrum of education and outreach is provided while avoiding overlaps.

Policy 4.2b: Create an information guide to highlight the components of the education and outreach offerings so interested parties are aware of what is offered and how to access the information they need.

Action 1: Create Education and Outreach Guide

Create an educational handout that discusses the different components of the education and outreach activities of the preservation program and its preservation partners (UHF and SHPO). This should include information on guided and self-guided historic tours in the city, presentations and outreach to community councils, available handouts and information, and other topics.

Policy 4.2c: Expand the HLC website to contain educational information on City history and on best preservation practices and benefits.

Action 1: Expand Website Content

The city has already begun to expand its use of the web for preservation and planning activities through restructuring of the city's website and the addition of a monthly planning division e-newsletter with a preservation highlight. The city will continue to devote the necessary resources to reorganize and expand the website to include new content and materials, including new best practice highlights and informational handouts, to further support the implementation of this plan. The city also will continue to focus on improving the site's organization and user-friendliness.

Action 3: Gather Relevant "Best Practice" Highlights

Coordinate with the Utah Heritage Foundation, the State Historic Preservation Office, the National Trust for Historic Preservation, City departments such as Transportation and Housing, and others as appropriate to create a list of preservation related "best practice" educational materials. Such materials should be designed to complement the educational materials on preservation benefits proposed in Action 1 above. The following list of subjects should serve as a starting point for developing best-practice highlights:

- Preservation Practices in Transit-Oriented Development Corridors
- Making the Preservation – Affordable Housing Connection
- Incorporating Green Building Practices into Historic Structures
- Best Practices in Adaptive Reuse of Non-Residential Buildings

Where possible, highlights should illustrate existing applications of best practices in the city.

Policy 4.2d: Create case study highlights of preservation best-practice examples in the community, including those efforts that involve collaboration with other departments or preservation partners.

Action 1: Highlight Community Best Practices

Positively reinforce participation by calling attention to preservation success stories in the city. Regularly highlight institutional and renovation successes through a multi-media outreach approach, including use of SLC-TV. Publish highlights in reports, newsletters, newspapers, and the website to draw attention to successes.

Policy 4.2e: Assist the State Historic Preservation Office with hosting periodic workshops for the public on tax incentives and project financing.

Action 1: Project Financing Workshops

Co-host workshops with SHPO on project financing options for historic properties, targeting both residential and non-residential property owners.

Goal 4.3: Increase public visibility of historic preservation.

The City will work to highlight preservation projects locally and nationally to draw attention and awareness of preservation activity in the city.

Policy 4.3a: Hold annual preservation awards program to highlight successes.

Action 1: Reinstate Awards Program

Work with the Mayor's office and other City departments to reinstitute a City-sponsored annual awards program to highlight project successes during the prior year and convey their importance to the entire City. Consider sponsoring with outside organizations, such as the local chapter of the American Institute of Architects.

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Policy 4.3b: Regularly nominate projects for preservation awards to draw attention to the preservation program of Salt Lake City.

Action 1: Pursue Broader Recognition of Salt Lake City Preservation Activities

Continuously emphasize the importance of preservation in the life of the city by seeking state and national recognition of historic resources and preservation program accomplishments in Salt Lake City (e.g., National Preservation Awards of the National Trust). Compile a list of potential awards and application submittal dates and then work with the HLC and preservation partners to identify which awards to pursue.

Policy 4.3c: Improve or increase the presence of signage denoting historic districts and sites throughout the city and identify and preserve existing historic signage.

Action 1: Increase the Number of Historic Signs and Markers

Pursue funding to add or repair historic signs to highlight the importance of specific sites and districts, including historic signs no longer associated with extant historic buildings. Where possible, link the addition of new signs into other processes including street repair, city property acquisition, and undertaking decisions.

Policy 4.3d: Participate in neighborhood events and celebrations to publicize and educate about the historic preservation program.

Action 1: Attend Community Events and Fairs

Attend community events and fairs in historic areas to publicize the program though handouts and graphic posters that simply convey the benefits of preservation and opportunities available to property owners.

Policy 4.3e: Foster connections between schools and city history as a means of outreach and also to provide benefit to school programs.

Action 1: Work with School District Officials to Integrate City History into School Curricula

Work with school administrators to develop a plan for integrating local history into school programming where it is appropriate and can help augment classroom learning.

Goal 4.4: Increase financial incentives for preservation.

Facilitate public access to existing financial incentives through education and technical assistance and work with preservation partners to increase available financial resources to meet the high demand for financial incentives and assistance.

Policy 4.4a: Continue to educate people about tax benefits available for their projects in collaboration with the State Historic Preservation Office.

Action 1: Create a Financing and Incentives Brochure

Create a brochure to highlight all financing and incentive options available to historic property owners and categorize them into residential and non-residential property types. If appropriate, create two brochures directed at residential and non-residential properties.

Action 2: Offer Periodic Tax-Credit Workshops

Coordinate with SHPO to schedule and conduct periodic workshops on tax credits to improve user-friendliness and use of these valuable programs.

Policy 4.4b: Support Utah Heritage Foundation's efforts to expand the revolving loan fund that serves the city.

Action 1: Help Expand UHF Loan Pool

The City will work to support the expansion of the UHF revolving loan fund for the city by exploring the use of this highly used program. Support could be monetary or in the provision of in-kind goods and services such as free City-owned event space, staff support, advertising space in buildings and on the city's website, among other potential options.

Policy 4.4c: Work with Utah Heritage Foundation to increase use of preservation easements.

Action 1: Promote Preservation Easements

The city will work with Utah Heritage Foundation to develop a strategy to promote the increased use and awareness of the UHF preservation easement program. This tool is currently underutilized. The city will help determine underlying reasons for low use such as staff referral rates, misinformation or a lack of information on easements, or real or perceived barriers to use. The city will then work with UHF to address issues and increase use of the preservation easement tool.

Policy 4.4d: Coordinate with Housing and Neighborhood Development to provide project review to applications for City Housing and Small Business loans targeted to historic resources.

Action 1: Modify Review Procedures

Modify review procedures for City Housing and Small Business loans to include historic preservation staff or HLC project review, as appropriate, when the property in question is historic but not locally designated.

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Support a Sustainable City

One of the key goals of this planning effort is to establish stronger relationships between historic preservation and other city programs and policies. In particular, many participants in the development of this plan stressed the need for a strong linkage between historic preservation and sustainability.

Salt Lake City is in the midst of a ground-breaking effort to incorporate sustainability principles into a wide variety of city programs and policies. The creation of the Office of Sustainability and revisions to city zoning and subdivision ordinances are two early and significant steps towards this goal.

In aligning its current thinking and policy choices regarding sustainability, the city has developed the following thematic framework:

1. Climate Change and Air Quality
2. Water Quality and Conservation
3. Alternative Energy Production and Energy Conservation
4. Mobility and Transportation
5. Urban Forestry
6. Housing Accessibility and Diversity
7. Community Health and Safety
8. Food Production and Nutrition
9. Recycling and Waste Reduction
10. Open Space, Parks, and Trails

This chapter of the plan illustrates how preservation can help support not just environmental sustainability, but also economic, social, and cultural sustainability. Preservation can help the city achieve its goals in several of the topic areas listed above, particularly energy, economic development, urban nature, transportation, and housing. In each of these areas, this chapter demonstrates how preservation can be a cornerstone of the city's efforts to promote sustainable development.

Theme 5:
Support a Sustainable City

[illegible]

ENERGY

OVERVIEW

EMBODIED ENERGY

In the words of Richard Moe, the president of the National Trust for Historic Preservation, "The bottom line is that the greenest building is the one that already exists." In other words, one of the most environmentally friendly development practices is the decision to repair and reuse an existing building, rather than replace it.

The key link between historic preservation and environmental sustainability lies in the concept of "embodied energy," which refers to the life-cycle energy that is represented in the existing structure. This includes the expended energy to harvest, process, fabricate, and transport the raw materials used during the original construction.

Demolition of a historic structure for redevelopment has a very high associated energy cost. Not only is the energy embodied in the structure lost, but significant energy is involved in the demolition itself, and more energy is used to construct a new building. Plus, new materials must be consumed to construct the replacement building. In today's global marketplace, these may come from numerous countries around the world, meaning that significant energy is involved simply in bringing the materials to the site. It can take a new, earth-friendly, energy-efficient building 50 to 60 years or more to recover the energy lost in demolishing an existing building.

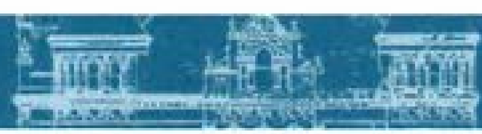
Seen in this light, the reuse of a historic structure can often be the most energy-efficient option and the most sustainable form of development.

ENERGY EFFICIENCY

Historic construction methods and materials incorporated more energy-saving features than are typically appreciated. For example, tests on wood windows in historic homes have shown them to be as efficient as new double-paned vinyl windows when properly maintained. Maintenance of wood windows offers short and long-term savings to the property owner. In the short term, maintenance – which includes weather-stripping, caulking, and/or the addition of storm windows – is typically less expensive than replacement. In the long term, wood windows can last over a hundred years whereas vinyl products typically need replacement after 10-15 years.

As another example, older development patterns often made good use of building and tree placement to maximize the potential of passive solar heat. The angle of the home allows for maximum sun exposure, while deciduous trees offer shade to keep the home cool in the warmer months.

Of course, the energy use of a particular building is a complex issue and requires individual assessment to determine whether the building is operating



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as efficiently as possible. Increasingly, there are many resources available to help to improve the energy-efficiency of historic buildings.

RENEWABLE ENERGY

Salt Lake City has taken a major step to address climate change by joining the International Cities for Climate Protection (CCP) Campaign and committing to a goal of reducing its carbon footprint to 20% below the 2005 level by 2020. The city is also an active supporter of Utah's involvement in the Western Climate Initiative (WCI) which works regionally to reduce greenhouse gas emissions. Clean renewable energy sources will be a key component of an overall strategy to achieve the carbon goals of the city and region. Salt Lake City already allows the use of solar collectors on historic landmark sites so long as they do not negatively affect the historic character of the building or district. The city is committed to ensuring that the current regulations do not present barriers to expanded use of solar collectors.

"We envision Salt Lake City as a prominent sustainable city: the international crossroads of western America, blending family life styles, vibrant artistic and cultural resources, and a strong sense of environmental stewardship with robust economic activity, to create a superb place for people to live, work, grow, invest and visit."

Salt Lake City Vision and Strategic Plan, 1993

BEST PRACTICE HIGHLIGHT: CHICAGO HISTORIC BUNGALOW INITIATIVE

The Historic Chicago Bungalow Initiative (HCBI) is designed to educate the public about the historic and architectural importance of the city's tens of thousands of bungalows, and to assist property owners in adapting their homes to meet current needs. The program also focuses on improving quality of life and property values in Chicago's older, close-in neighborhoods, thus helping to spur redevelopment and minimize the energy and environmental costs associated with urban sprawl. A major focus of the program is encouraging energy-efficient rehabilitation projects. After going through a free certification process, bungalow owners can apply for low-interest loans or grants to help "green" or restore their homes. The HCBI has restored several bungalows as model green homes, and tracks the energy usage of these models against conventional restorations.

For more information, visit www.chicagobungalow.org

RESOURCE: NATIONAL TRUST FOR HISTORIC PRESERVATION SUSTAINABILITY INITIATIVE

In recent years the National Trust has invested considerable resources and effort in becoming a full-service information clearinghouse for preservation and sustainability. According to the organization: "Historic preservation can – and should – be an important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources, including re-use of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change." The organization's website contains a variety of resources, including speeches on sustainability, tips for homeowners, and case studies of specific rehabilitation projects.

For more information, visit http://www.preservationnation.org/issues/sustainability

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GOALS, POLICIES, AND ACTIONS

Goal 5.1: Improve public understanding of the life-cycle energy benefits of historic preservation.

Policy 5.1a: Educate the general public on the role historic preservation plays in promoting a sustainable city.

Action 1: Preservation/Sustainability Education Series

Hold a series of educational sessions led by staff and guest speakers on how preservation relates to sustainability.

Policy 5.1b: Educate the owners of historic properties about the energy benefits of preserving older buildings.

Action 1: Create Educational Materials for Owners of Historic Properties

Create informational handouts for property owners that educate generally about the energy benefits of historic preservation, and also provide specific tips and recommendations for maintenance and renovation of older buildings. These handouts should compare and contrast the short- and long-term costs of the purchase of new materials versus the repair and maintenance of existing features. Specific topics could include, for example, a discussion of the long-term benefits of repairing historic windows versus replacing them with new windows. Handouts should direct property owners to additional resources to find out more information. Ensure that the brochures are updated over time as new information becomes available (e.g., new City policies on acceptable by-living materials in historic districts). See also the chapter of this plan, *Improve Education and Outreach*, for additional action items relating to public education.

Goal 5.2: Encourage the use of sustainable building practices in the renovation and maintenance of historic structures.

Policy 5.2a: Regularly research and publicize appropriate green building practices as they emerge to raise awareness and keep the city informed about available technologies, materials, performance, and practices.

Action 1: Research New Green Building Materials, Technologies, and Practices

As technologies and products rapidly evolve to meet a wider array of design needs, the city preservation staff will consider which green building practices are appropriate for renovations and additions to historic structures. Ongoing review of industry best practices will help the city's preservation program stay at the forefront of the historic preservation and sustainability fields.

Action 2: Update Design Guidelines on a Regular Basis

On a regular basis, the preservation staff will compile information on promising new green building materials, technologies, and practices and prepare recommendations for any necessary updates or revisions to the city's design guidelines. (For instance, the city has accepted new materials in place of wood siding in some instances because it not only looks like the historic element, but acts like it too. In fact, it can be painted and sanded.) Such recommendations should be presented at least annually to the Historic Landmark Commission. Budget time and staff resources to that purpose on a regular schedule.

Action 3: Appoint a Staff Green Building Liaison

Appoint a staff liaison to actively participate in Salt Lake City/Utah activities relating to the integration of green building practices in historic preservation projects. This background will be particularly helpful during best practice and educational research and development.

Action 4: Support Contractor Workshops

Working with preservation partners, such as the UHF, host workshops aimed at people who are looking for a new career or to supplement other contractor skills, to teach about particular trades and skills associated with historic buildings, such as window and wood repair. If possible and if the necessary resources are available, develop a certificate accreditation process for attendees, which over time would help establish a list of contractors who are interested in and trained to work on historic buildings.

Policy 5.2b: Modify design guidelines to address solar collectors and other types of alternative energy equipment within local historic districts and on local Landmark Sites pending design review.

Action 1: Enable Broader Use of Solar Collectors

Evaluate design guidelines to determine whether modifications are necessary to allow solar collectors and other types of alternative energy equipment, as recommended by the sustainable code effort (currently underway) to enable broader use of renewable energy technology on historic properties. While the current version of the design guidelines (at the time of this planning effort) appear sufficient to allow the placement of solar collectors on historic districts, the guidelines should be reevaluated on an ongoing basis to address changing technologies.

Policy 5.2c: Support architectural salvage efforts to promote the reuse of historic building materials.

Action 1: Support Architectural Salvage Programs

Support local non-profits and businesses that establish architectural salvage programs that facilitate the retention and reuse of materials from historic properties. Such programs help prevent the loss of often-unique and irreplaceable architectural elements, while also reducing the amount of waste sent to landfills.

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Economic Development

Overview

In addition to environmental sustainability, historic preservation supports economic sustainability. A healthy and sustainable city needs a diverse economy and viable tax base. The ability of any city to draw and retain residents and businesses is largely based on the quality of life it can offer. In Salt Lake City, historic preservation has helped achieve the city's status as an attractive and distinct city in a number of ways:

- **Downtown/Central Business District:** Numerous historic structures, including the local historic district Exchange Place, help define a unique and attractive downtown.
- **Distinctive Neighborhoods:** Historic neighborhoods in the city's core have avoided the deterioration and disinvestment that can threaten the image and fabric of the city.
- **Architectural and Historic Attractions:** Preservation activity in the past 30 years has protected numerous sites with distinct historical and architectural significance that attract visitors as well as contributing to the visual interest of the city's built environment.

While these are secondary economic benefits, preservation also offers direct benefits to the city's economy through heritage tourism activity and increased property values.

Heritage Tourism

Across the country, from major urban centers to rural villages and hamlets, research has consistently shown that thriving historic areas attract visitors who provide a significant source of revenue for both local and state economies. Visiting historic places, or "heritage tourism," has grown substantially in the past few decades as more and more visitors seek to combine recreation with meaningful educational experiences. Heritage tourism is focused on the experience and preservation of a distinctive place and its stories from the past to the present. Its resources are diverse and may include historic landscapes, ethnic festivities, and living traditions such as the production of local foods and crafts.

Heritage tourists include travelers who incorporate at least one visit to a historic site or landmark among other activities, and also the smaller subset of visitors whose primary reason for traveling is to visit historic places. Heritage tourists tend to have a greater respect for the places they visit and are less likely to have a negative impact on heritage resources. Heritage tourism is an important tool to bring preservation and economic development together.

Utah enjoys an abundance of beautiful scenery and historic places that attract all types of visitors. Heritage tourism contributes to Utah's economy by generating revenue, creating new jobs, and providing opportunities for small businesses. An example of heritage tourism may include a visit to Salt Lake City's historic downtown, which attracts visitors interested in historic settings such as the unique buildings and landscapes associated with the city's LDS heritage.

According to the nationwide research by the Travel Industry Association of America (TIA), heritage and cultural travelers consistently stay longer and spend more money than other types of U.S. travelers; in one recent year, they averaged $623 per trip versus $475 per trip for other U.S. travelers. Heritage travelers also tend to travel longer: 5.2 nights versus 3.4 nights. Most cultural travelers want to enrich their lives with new travel experiences. They have a greater respect for the places they visit and are less likely to have a negative impact on heritage resources.

The economic impacts of heritage tourists go beyond their direct expenditures. Each dollar spent at a hotel, restaurant, or retail shop circulates in the economy as the establishment buys supplies, contracts for services, and pays wages to its employees. This re-spending of money can be calculated through economic multipliers, and can add up to a significant source of income for the city and state.

Property Values

Over the past decade, many communities throughout the country have investigated the impact of local historic district designation on property values. Places as diverse as Colorado, Florida, Michigan, and Texas have tracked property value trends in locally designated historic districts.

While each of these communities has recognized that measuring property value impacts is a complex issue that involves multiple variables that change widely depending on each area studied, they nevertheless have found consistent evidence to support the position that historic designation at the very least does not decrease property values, and oftentimes designation can be a contributing factor in raising values higher and faster than similar, undesignated areas. This was the case, for example, in a 2005 study for the state of Colorado that looked at property values in a range of selected locally designated historic districts (both residential and commercial) in Denver, Durango, and Fort Collins.

Goals, Policies, and Actions

Goal 5.3: Support historic tourism to Salt Lake City.

Policy 5.3a: Work with preservation partners and economic development groups to develop a heritage tourism strategy.

Action 1: Develop Heritage Tourism Strategy

The city should develop a heritage tourism strategy in collaboration with preservation partners and economic development groups, including the city economic development staff, Chamber of Commerce, State Historic

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Preservation Office, RDA, and others. The first step should be to identify options to promote heritage tourism through existing city attractions and the downtown. The next step should be to identify measures that could be taken to expand the geographical and resource range of the city's heritage tourism efforts towards other neighborhoods and a broader range of resources.

Key elements for the overall heritage tourism strategy to address will include:

- Products and experiences: The types of heritage resources that exist for visitors to Salt Lake - the "things to see and do."
- Infrastructure: The physical facilities needed to support heritage tourism (such as lodging, food and beverage, transportation) and also the information resources needed to support the tourism industry (e.g., visitor information databases).
- Marketing and communications: The multi-media approach for creating awareness of Salt Lake heritage tourism opportunities.
- Funding: The funding streams and financial resources, both public and private, which will support development and maintenance of heritage tourism resources.
- Organizations: The entities charged with managing heritage tourism activities in the city (and perhaps state), including the chamber of commerce, convention and visitors bureau, preservation groups, and city staff and officials.

Policy 5.3b: Pursue funding for heritage tourism in cooperation with other partners involved in developing the tourism strategy.

Action 1: Pursue Grants to Support Heritage Tourism

Capitalize on the city's status as a Preserve America community to identify and pursue grants to help finance heritage tourism growth in the city. Possible sources include Preserve America grants and Utah Cultural Heritage Tourism Grants.

Goal 5.4: Increase coordination between historic preservation and Downtown revitalization and economic development efforts.

The Central Business District contains a variety of historic buildings in addition to Washington Square, Temple Square, and Exchange Place Historic District. The Historic Landmark Commission and preservation staff should be collaborators in the revitalization and enhancement of downtown.

Policy 5.4a: Work with downtown and preservation stakeholders to create a Pioneer Communities Program for Downtown Salt Lake City.

Action 1: Develop Pioneer Communities Program

Work with a variety of downtown and preservation stakeholders, such as city officials, the Chamber of Commerce, the Redevelopment Agency (RDA), Downtown Alliance, State Historic Preservation Office, and the Salt Lake City Economic Development Corporation, to develop a Pioneer Communities Program for the downtown, or some similar effort that relies on historic preservation as a catalyst for downtown economic development.

Urban Nature

Overview

Salt Lake has a number of parks that are listed as historic landmark sites, including Liberty Park and Pioneer Park. Other historic landscapes maintained by the city include neighborhood parks, tree lawns and medians, cemeteries, and the landscapes around city-owned buildings. Maintenance responsibility of these properties is the responsibility of the Division of Public Services, but preservation staff and the HLC do review such plans as heritage tree removal when in a landmark site or local district, including historic parks. There also are a variety of privately owned green spaces in historic districts and on the grounds of Landmark Sites.

The city will work to ensure that historic features of all its historic landscapes remain present for future generations through responsible stewardship and careful maintenance practices.

Gilgal Sculpture Garden received a Utah Heritage Foundation Preservation Award in 2008.

Goals, Policies, and Action

Goal 5.5: Preserve historic parks and other historic landscapes in Salt Lake City.

Policy 5.5a: Create design guidelines for historic landscapes including parks, medians, open space areas, and cemeteries.

Action 1: Survey the City's Historic Landscapes

Conduct one or more surveys of historic landscapes in the city, including parks, cemeteries, open space, and streetscapes. Surveys are a necessary prerequisite to the development of design guidelines, and also to provide a baseline for making decisions regarding development proposals affecting historic landscapes. The existing master plans on their own (e.g., the parks master plan) are not always sufficient to provide a basis for making decisions. Further, not every park or site has a master plan.

Action 2: Create Historic Landscape Design Guidelines

Based on the survey called for in Action 1, develop design guidelines for historic landscapes to ensure the integrity of these spaces is retained and that they support the structures they surround. The set of design guidelines should be balanced against other citywide sustainability goals to ensure recommended practices have a rational relationship to public safety, water conservation, invasive species, and pest management needs of the community.

The city will screen for landscaping techniques that are compatible with historic landscapes, in addition to being water-efficient and environmentally responsible. If, for example, a tree species was once commonly planted but is now known to be invasive or susceptible to certain pests or diseases, current

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knowledge and best practice should inform the selection of replacement species. The focus should remain on the overall aesthetic, however, to ensure there is consistency in the landscape and that the replacement "reads" the same as the species it replaced. Replacement should still be conducted, as it is now, when a tree is all or damaged and poses a safety risk (falling over or repeated large falling branches). The city preservation and public services staffs can work collaboratively to develop an appropriate plant palate for historic areas to guide future maintenance activities in these landscapes.

Action 3: Conduct Training on Design Guidelines

Conduct training on the design guidelines to ensure that they are consistently applied. This training should include Public Services Department, Redevelopment Agency, HLC, planning staff, and others as appropriate.

Policy 5.5b: Coordinate with Public Services Department to preserve City-owned parks and other historic landscapes.

Action 1: Preserve Parks Listed and Landmark Sites

Coordinate with the Public Services Department on the maintenance and improvement of historic parks in line with the design guidelines for landscapes (See Policy 5.5a) and other goals and policies of this plan.

Action 2: Identify and Pursue Listing for Additional Historic Parks and Historic Landscapes

Identify additional historic parks in the city for survey and, if appropriate, nomination as Landmark Sites or historic districts.

Action 3: Develop Informational Packet for all Historic Parks in the City

Create an informational packet on the history of use and landscape design of the city's historic parks. This summary should include all older parks in the city, not just those already listed as local Landmark Sites. This packet should be provided to the Historic Landmark Commission, Public Services Department, and preservation staff for their use and reference and be used to develop and refine the design guidelines for historic landscapes.

Policy 5.5c: Maintain historic landscape features such as markers in road, memorials in medians, and sidewalk repairs.

Action 1: Inventory Historic Details to Be Preserved

Create an inventory of historic markers, memorials, and any other significant historic landscape features that should be retained and share that information with the Public Services Department to inform their project planning. As GIS capability expands, these points can be geocoded into a shapefile with a GPS device to make locating and identifying inventories resources easy and convenient.

Action 2: Determine Appropriate Preservation Measures for Historic Landscape Features

Ultimately, or when negotiations on preservation of historic sidewalk features, such as street and sidewalk details, by determining appropriate protection and mitigation measures and thresholds in advance with the Public Services department. The appropriate mitigation measures should be tiered based on the significance of the resource. Special consideration may need to be taken with the street and sidewalks in front of Landmark Sites or that serve as view corridors from historic parks.

Action 3: Public Services Department Coordination

Work to foster a working relationship with the Public Services department, such that Public Services will notify the preservation staff any time repairs are to be made in either a local or a national historic district that may affect historic landscape features. This should also include streets and sidewalks within historic districts that may have been upgraded in a manner that did not retain historically compatible characteristics. New work to streets, sidewalks medians, etc in these areas should be viewed as an opportunity to bring the streetscapes and landscapes closer in line to the original conditions and the guidance and objectives of this plan.

Policy 5.5d: Educate the public about the preservation of privately owned historic landscapes.

Action 1: Develop Educational Materials for the Owners of Private Historic Landscapes

Develop a series of brochures or other educational materials that may be made available to the owners of historic landscapes on private property, such as private landscaping within local districts or on the grounds of landmark sites. Individuals should be encouraged to use historically compatible materials where possible while still respecting the city's sustainability goals. A basic element of a standard residential landscape is the lawn or turf area – but the choice of turf species and its care greatly impact its susceptibility to drought and overall water consumption. Given that approximately half of residential water use in the US is used for landscape irrigation, eliminating thirsty species from the landscape can have a dramatic impact on overall water consumption. As the city develops landscaping standards as part of its code revisions, preservation staff can modify plant lists to focus on appropriate selections in historic areas.

Policy 5.5e: Review and update the Master Plans to ensure that open space goals within historic districts or landmark sites are consistent with the historic preservation plan.

Action: See Policy 1.2a.

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Transportation

Overview

A sustainable transportation system is one that allows for many types of movement and access throughout the city, with an emphasis on alternatives to motor vehicle travel. The historic development pattern of the city grid lends itself to alternate modes of transportation such as pedestrian, bicycle, and transit. The city will work to continue to support alternate modes of travel in its historic areas through appropriate improvements to the overall transportation infrastructure, which includes highways, major and minor roads, light rail lines, bicycle lanes, and sidewalks.

TRAX connects or is planned to connect major destinations in the city, such as Temple Square (above) and the University. Through proactive planning, the historic character can help shape unique identities for transit stations.

Goals, Policies, and Actions

Goal 5.6: Support a range of transportation modes.

Policy 5.6a: Work with the Public Services Department to offer a welcoming pedestrian and bicycle environment in historic districts.

Action 1: Develop Historic Design Guidelines that Enhance the Pedestrian Environment

Work with Public Services Department to plan for improvements within historic districts and to Landmark Sites that simultaneously enhance the pedestrian environment and the historic streetscape. Pedestrian-friendly features should include well maintained sidewalks, clear and safe crossings, street trees, and compatible design of bicycle racks and street furniture near commercial activities. The pedestrian-friendly design features should be integrated into the historic district design guidelines.

Policy 5.6b: Coordinate with the Utah Transit Authority and City Transportation Division on light rail routes and stations planned within historic districts.

Action 1: Represent Preservation Priorities in the Transit Planning Process

Ensure consistent participation by preservation staff in the transit planning and policy-setting process. In particular, ensure that preservation staff (or planning department staff with knowledge of the city's historic resources) participate in the development of new and expanded light rail lines, with the objective of minimizing actions (such as the siting of new stations) that may harm historic resources and supporting actions that will enhance historic preservation.

Housing

Overview

Another key attribute of a sustainable city is the availability of a wide variety of convenient, safe, and affordable housing options for residents of all income levels. The city is committed to supporting vital urban neighborhoods that accommodate a range of size, age, and income households.

Creating and maintaining a supply of affordable housing is a challenge in any city. Historic neighborhoods can provide a significant range of housing options. With the use of incentive programs, such as grants and preservation tax credits, these neighborhoods have the potential to provide even more affordable homes.

The supply of housing in the core areas of a city directly impacts the mix of age, income, and family sizes that can reside there. In Salt Lake, current preservation limitations on home additions and maintenance requirements were criticized by some participants in this planning process as resulting in a more homogenous resident profile than is desired or sustainable for the long term. The perceived inability of the central neighborhoods to accommodate different housing needs impacts the city's overall development footprint, as core-area residents move elsewhere in search of housing options to match their needs. For example, a growing family that finds it difficult to expand its home because of preservation restrictions may look to a neighborhood in the suburbs for a new home. This results in increased land and resource consumption as new homes are constructed.

The city's challenge is to pursue its preservation objectives while at the same time ensuring that a variety of household types can find convenient and affordable housing in the central city. Preservation standards and programs should support adaptive reuse, renovation of historic apartments, and appropriate expansion of single-family homes to allow historic structures to meet various lifestyle needs.

The recent adaptive reuse of the former ZCMI General Warehouse (above) for the Artspace City Center has added new townhouse-style live/work units, gallery space, and an interior garden. Adaptive reuse can be a critical tool in preserving historic structures and providing space for affordable and varied housing options as well as economic activity.

Photos courtesy of Utah Heritage Foundation.

Goals, Policies, and Actions

Goal 5.7: Promote a range of housing options in historic areas to meet a variety of needs.

Policy 5.7a: Ensure zoning supports the retention and reuse of existing historic apartment and non-residential buildings.

Action 1: Ensure Compatible Zoning

Ensure underlying zoning for historic non-residential structures supports the reuse for multi-family or some compatible non-residential use.

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Policy S.7b: Support the renovation and use of historic apartment buildings and the adaptive reuse of historic non-residential buildings for residential units.

Action 1: Identify and Remove Obstacles and Incentives for Demolition

Work to identify obstacles to non-residential renovation and adaptive reuse projects including fire and building code requirements and find appropriate solutions that make renovation project more viable and user friendly.

Action 2: Educate Staff on Code Changes and Available Assistance

Ensure that current planning, code enforcement, building permit, and other relevant staff are trained in the code changes to ensure rules and information are applied and distributed in a correct and consistent manner. Inform all relevant parties of contacts for either their own questions or people to whom they can direct private citizens with questions on project requirements and available incentives.

Policy S.7c: Work to develop appropriate policies on additions to historic homes to accommodate the needs of families.

Action 1: Support Appropriate Residential Additions

Develop policies for additions to residential properties to ensure that historic structures can continue to meet the housing needs of both families and individuals. Determine whether existing design guidelines are sufficient to implement policies, or whether revisions are necessary.

Policy S.7d: Work to develop appropriate policies on allowing accessory dwelling units in historic homes.

Action 1: Allow Accessory Dwelling Units in Historic Districts

Assess best practices for accessory dwelling units in historic areas and make appropriate regulatory modifications to allow accessory dwelling units in historic districts.

Policy S.7e: Explore potential partnerships between the Housing Authority, Housing Division, RDA, and non profit housing agencies and historic preservation to leverage funds and offer affordable housing units.

Action 1: Affordable Housing Best Practice

Identify priorities and best practices for affordable housing and historic preservation to educate on how preservation and affordable housing can best support the objectives of the other.

Action 2: Program Development

Coordinate with other departments and agencies to develop programs that support affordable housing and jointly pursue funding to support affordable

housing objectives. The Community Development Block Grant (CDBG) program is one possible source of funding.

Goal S.8: Assist homeowners in overcoming age, income, or ability challenges of home maintenance requirements.

The city will explore and support volunteer efforts and financing options to support homeowners facing challenges in meeting exterior home maintenance requirements.

Policy S.8a: Coordinate with the Housing and Neighborhood Development Division to develop community programs to assist elderly or handicap owners of historic properties with exterior maintenance tasks.[3]

Action 1: Create Targeted Maintenance Assistance Programs

Identify and pursue programs to provide targeted assistance in home maintenance and weatherization where it is found that there is need and support for such programs from elderly, handicap, or low-income residents. Programs will likely include public/private or public/non profit partnerships, as well as direct collaboration with the Housing and Neighborhood Development Division. Develop standards designed to uphold the materials requirements of the historic ordinance. The Community Development Block Grant (CDBG) program is one possible source of funding.

Action 2: Coordinate Outreach to Property Owners

Work with other program partners to develop an outreach campaign on the new programs as they are offered to both encourage participation and help overcome any concerns or reservations property owners may have about seeking assistance. The Community Development Block Grant (CDBG) program is one possible source of funding.

Action 3: Pursue and Create Funding Support

Identify and pursue available funding sources to support the new housing rehabilitation program such as Community Development Block Grants and Urban Renewal Program funds. Where gaps still exist, pursue public-private and public non profit partnerships to offer additional funding options.

[3] Suggested consolidation of action items in this section.

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Implementation Action Plan

How Will The Plan Be Implemented?

Salt Lake City will implement the Historic Preservation Plan through five basic types of actions:

1. Policy Decisions,
2. Ordinance Revisions,
3. Coordination and Partnerships,
4. Pursuing Funding Mechanisms, and
5. Education and Outreach

These are described briefly in the sections that follow.

POLICY DECISIONS

The plan identifies a number of actions that will be carried out during day-to-day policy decisions made by the preservation staff, the HLC, and the city Council. The HLC and Council will continually make decisions regarding development proposals and plan amendments and will use this plan to guide such policy decisions as they occur. The annual funding allocations made by the city to support different planning and preservation staff activities will directly impact the successful implementation of this plan.

REGULATORY IMPROVEMENTS

Regulatory improvements to the H) Historic District, creation of new tools like conservation districts, and improvements and additional design guidelines for historic areas will be a critical component of plan implementation. Changes will also be necessary to the building code, sign code, and other regulations to support policies of this plan and facilitate adaptive reuse projects. By bringing regulations of the city into alignment with preservation objectives, the city will help reduce internal conflicts and contradictions and support a more unified approach to preservation and development in the city.

COORDINATION AND PARTNERSHIPS

The plan identifies two categories of partnerships central to its successful implementation:

PRESERVATION PARTNERS

The city will work closely with the Utah Heritage Foundation, the Utah State Historic Preservation Office, and other non-profit preservation advocacy groups to coordinate on many preservation-related activities, including development of an on-line database, education and outreach activities, and grants and loans, among others.

CITY DEPARTMENTS AND AGENCIES

The historic preservation staff of the Planning and Zoning Division of the city will work to coordinate with other departments, particularly the Economic Development, Housing, and Public Services departments, as well as the Redevelopment Agency of Salt Lake City.

PURSUING FUNDING MECHANISMS

Throughout this plan, the Action statements make reference to a number of potential funding sources to assist in implementing goals of the preservation plan. Many of these are competitive annual grants that the city will need to pursue independently or in conjunction with another agency or entity and that require cash matches. The pursuit of these funding sources, as well as keeping current on any additional opportunities that may exist over time, will need to be integrated as a practice of preservation staff and other departments where mutual opportunities or overlaps exist.

EDUCATION AND OUTREACH

Education and outreach is a critical component to fostering support and understanding for the preservation program and how preservation activities relate to other city goals, such as sustainability. The city will work with other preservation partners and community council groups to increase public awareness and create additional educational opportunities and materials.

Implementation Action Plan

The following pages contain the Implementation Action Matrix. This matrix summarizes each action identified in the plan and assigns:

Timing: The matrix expresses the relative priority of the action within the timing section of the matrix. These columns categorize each action by timing for implementation - ongoing, within the first year after the plan is adopted, in the 1-3 year timeframe, and 3-5 years from adoption.

Responsible Parties: The matrix identifies the parties responsible for implementing the action, including lead actions and collaborations.

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Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-1.5 yrs.	1-3 yrs.	2.5 yrs.	
Theme 1: Foster a Unified City Commitment to Preservation						
1.1a.1	Decision-Making Priority	✓				City Officials, City Staff
1.1b.1	Master Plan Assessment	✓				City Staff
1.1b.2	Develop Preservation Issues List for Community Master Plans		✓			HLC, City Staff
1.1c.1	Establish Annual Priorities and Pursue Funding	✓				HLC, City Staff
1.1c.1	Citywide Plan Assessment					City Staff
1.2a.1	City Coordination Committee		✓			City Staff
1.2a.2	Joint Leadership Representation with RDA	✓				HLC, RDA
1.2a.3	Coordinate with Economic Development	✓				City Staff
1.2a.4	Coordinate with Transportation Planning	✓				City Staff
1.2a.5	Coordinate with City Sustainability Efforts	✓				City Staff
1.2b.1	Annual Action Plan for Implementation	✓				HLC, City Staff
1.2b.2	Periodic Implementation Progress Reports	✓				City Staff
1.3a.1	Outreach to City Leaders and Other Departments		✓			HLC, City Staff
1.3a.2	Weave Education into all Preservation Planning Functions			✓		City Staff
1.3b.1	Assign Staff Planning Teams to the Community		✓			City Staff
1.3b.2	Develop Property Acquisition Process			✓		City Officials, City Staff
1.3b.3	Planning for City-Owned Properties			✓		City Officials, City Staff
1.3c.1	Study Economic Benefits of Historic Preservation				✓	City Officials, City Staff
1.3c.2	Understand and Mutual Interests	✓				City Officials, HLC, RDA, City Staff
Theme 2: Develop a Comprehensive Preservation Toolbox						
2.1a.1	Establish Survey Criteria		✓			City Staff, HLC
2.1a.2	Identify Areas Where New Surveys Are Needed	✓				HLC, City Staff
2.1b.1	Establish Age Threshold for Existing Surveys			✓		HLC, City Staff
2.1b.2	Identify Areas Where Resurveys Are Needed		✓			HLC, City Staff
2.1c.1	Identify Short- and Long-Term Survey Funding Priorities			✓		HLC, City Staff
2.2a.1	Establish A Consistent Format for New Surveys			✓		HLC, City Staff, SHPO
2.2b.1	Support Archive Development	✓				HLC, City Staff, SHPO
2.2b.2	Promote Electronic Archive Use	✓				HLC, City Staff, SHPO, UHI
2.3a.1	Track Development Activity Near District Boundaries	✓				City Staff
2.3b.1	Evaluate Possible District Boundary Changes			✓		HLC, City Staff
2.3b.2	Refine Local District Boundaries			✓		City Officials, HLC, City Staff
2.4a.1	Identify National Districts Appropriate for Local Listing			✓		HLC, City Staff, SHPO
2.4b.2	Identify Other Candidate Areas for Local Designation			✓		HLC, City Staff, SHPO
2.4b.3	Prepare Local District and Multiple-Property Nominations			✓		HLC, City Staff, SHPO

Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-1.5 yrs.	1-3 yrs.	2.5 yrs.	
2.5a.1	Identify Landmark Site Candidates	✓				HLC, City Staff, SHPO, UHF
2.5a.2	Nominate Additional Landmark Sites				✓	City Officials, HLC, City Staff
2.5a.3	Evaluate Designation Status of Existing Landmark Sites			✓		City Staff, HLC
2.5b.1	Pursue Local Listing of City Properties		✓			City Staff, HLC
2.5b.2	Update City Property Acquisition Process		✓			City Officials, HLC, City Staff
2.6a.1	Encourage National Register Nominations for Properties Identified Through Survey Work	✓				City Staff, SHPO, UHI
2.7a.1	Assess Underlying Zoning		✓			City Staff
2.7a.2	Pursue Zoning Map Amendments		✓			City Officials, HLC, City Staff
2.7b.1	Assess Building Code Barriers and Conflicts		✓			City Staff
2.7b.2	Develop Smart Code for Adaptive Reuse			✓		City Staff, City Officials
2.8a.1	Establish a Conservation Overlay District			✓		City Officials, HLC, City Staff
2.8a.2	Develop TDR Programs				✓	City Officials, HLC, City Staff
2.8a.3	Explore Other Tools and Incentives	✓				City Officials, HLC, City Staff
2.8b.1	Educate About Existing Incentives	✓				City Staff, SHPO, UHI
2.8b.2	Improve Preservation Program Incentives to Property Owners	✓				City Staff, RDA
2.9a.1	Make Targeted Ordinance Revisions		✓			City Officials, HLC, City Staff
2.9a.2	Explore Best Practices and Lessons Learned	✓				City Staff
2.9b.1	Create Interim Protection Measures		✓			City Officials, HLC, City Staff
2.9b.2	Identify and Address Deficiencies		✓			City Staff
2.10a.1	Update and Clarify New Construction Requirements		✓			City Officials, HLC, City Staff
2.10a.2	Align Design Guidelines	✓				City Officials, HLC, City Staff
2.10b.1	Encourage the Retention of Historic Signs	✓				City Officials, HLC, City Staff
2.10c.1	Develop Design Guidelines for New Signs			✓		City Officials, HLC, City Staff
2.10d.1	Create Multi-Family Design Guidelines			✓		City Officials, HLC, City Staff
2.10e.1	Develop Non-Residential Design Guidelines			✓		City Officials, HLC, City Staff
Theme 3: Administer a Convenient and Consistent Historic Preservation Program						
3.1a.1	Annual Commissioner Retreats	✓				City Officials, HLC, City Staff
3.1a.2	Facilitate Additional Training	✓				City Officials, HLC, City Staff
3.1a.3	New HLC Member Training Materials		✓			City Staff
3.1a.4	HLC Mentoring Program	✓	✓			HLC, City Staff
3.1b.1	Revise Ordinance Description of HLC Role		✓			City Officials, HLC, City Staff
3.1c.1	Establish Architectural Review Committee		✓			City Officials, HLC
3.2a.1	Develop a Staff Workload Tracking System	✓				City Staff
3.2b.1	Track Target Staffing Levels	✓				City Staff
3.2b.2	Maintain Adequate Staffing Levels	✓				City Officials, City Staff
3.3a.1	Create User Handbook for Historic Preservation Projects			✓		City Staff
3.4a.1	Create New Preservation Enforcement Position			✓		City Officials, City Staff
3.4a.2	Develop System for New Construction Project Review			✓		City Staff

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Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-1/2 Year	1-3 yrs	3-5 yrs	
3.5a.1	Add GIS Capacity			✓		City Officials, City Staff
3.1b.1	GIS Education and Outreach				✓	City Staff
3.1c.1	Track Properties by Parcel	✓			✓	City Staff, SHPO
Theme 4: Increase Education and Outreach						
4.1a.1	Annual Property Owner Newsletter	✓				City Staff, Community Councils
4.1a.2	Convey Historic Status as Part of the Sale Process				✓	City Officials, City Staff, SHPO
4.1a.3	Lobby for State Requirements for Historic Designation on Property Titles				✓	SHPO, UHF
4.1b.1	Develop Property Maintenance Handouts			✓		City Staff, SHPO, UHF
4.2a.1	Periodic Education and Outreach Materials with Preservation Partners	✓				City Staff, SHPO, UHF
4.2b.1	Create Education and Outreach Guide			✓		City Staff, SHPO, UHF
4.2c.1	Expand Website Content		✓	✓		City Staff
4.2c.2	Gather Relevant "Best Practice" Highlights	✓				City Staff
4.2d.1	Highlight Community Best Practices	✓				City Staff
4.2e	Project Financing Workshops	✓				City Staff, SHPO
4.3a.1	Reinstate Awards Program		✓			City Officials, HLC, City Staff
4.3b.1	Pursue Broader Recognition of Salt Lake City Preservation Activities	✓				City Officials, HLC, City Staff
4.3c.1	Increase the Number of Historic Signs and Markers			✓		City Staff
4.3e.1	Attend Community Events and Fairs	✓				City Staff
4.3e.1	Work with School District Officials to Integrate City History into School Curricula			✓		City Staff, School District Administrators
4.4a.1	Create a Financing and Incentives Brochure			✓		City Staff, SHPO
4.4a.2	Offer Periodic Tax-Credit Workshops	✓				City Staff, SHPO
4.4b.1	Help Expand UHF Loan Pool	✓				City Officials, HLC, City Staff, UHF
4.4c.1	Promote Preservation Easements	✓				City Staff, SHPO, UHF
4.4d.1	Modify Review Procedures		✓			City Officials, HLC, City Staff
Theme 5: Support a Sustainable City						
5.1a.1	Preservation/Sustainability Education Series			✓		City Staff
5.1b.1	Create Educational Materials for Owners of Historic Properties				✓	City Staff
5.2a.1	Research New Green Building Materials, Technologies, and Practices	✓				City Staff
5.2a.2	Update Design Guideline on a Regular Basis	✓				HLC, City Staff
5.2a.3	Appoint A Staff Green Building Liaison		✓			City Staff
5.2a.4	Support Contractor Workshops				✓	City Staff, SHPO, UHF
5.2b.1	Enable Broader Use of Solar Collectors		✓			City Officials, City Staff
5.2c.1	Support Architectural Salvage Programs				✓	City Officials, Chamber of Commerce, RDA
5.3a.1	Develop Heritage Tourism Strategy				✓	Chamber of Commerce, City Staff, UHF, SHPO

Action Ref #	Implementation Action	Timing				Responsible Parties
		Ongoing	0-1/2 Year	1-3 yrs	3-5 yrs	
5.3b.1	Pursue Grants to Support Heritage Tourism			✓		City Staff
5.4a.1	Develop Power Communities Program				✓	Chamber of Commerce, City Staff, UHF, SHPO
5.5a.1	Survey the City's Historic Landscapes			✓		City Staff, SHPO
5.5a.2	Create Historic Landscape Design Guidelines				✓	City Officials, HLC, City Staff
5.5a.3	Conduct Training on Design Guidelines				✓	City Staff
5.5b.1	Preserve Parks Listed and Landmark Sites		✓			City Staff
5.5b.2	Identify and Pursue Listing For Additional Historic Parks and Historic Landscapes				✓	City Staff, SHPO
5.5b.3	Develop Informational Packet for All Historic Parks in the City			✓		City Staff, UHF
5.5c.1	Inventory Historic Details to be Preserved			✓		City Staff
5.5c.2	Determine Appropriate Preservation Measures for Historic Landscape Features				✓	HLC, City Staff
5.5c.3	Public Services Department Coordinator	✓				HLC, City Staff
5.5d.1	Develop Educational Materials for the Owners of Private Historic Landscapes				✓	City Staff
5.6a.1	Develop Historic Design Guidelines that Enhance the Pedestrian Environment				✓	City Officials, HLC, City Staff
5.6a.2	Represent Preservation Priorities in the Transit Planning Process	✓				City Officials, City Staff
5.7a.1	Insure Compatible Zoning		✓			City Officials, City Staff
5.7b.1	Identify and Remove Obstacles and Incentives for Demolition		✓			City Officials, HLC, RDA, City Staff
5.7b.2	Educate Staff on Code Changes and Available Assistance			✓		City Staff
5.7c.1	Support Appropriate Residential Additions		✓			City Officials, HLC, City Staff
5.7d.1	Allow Accessory Dwelling Units in Historic Districts		✓			City Officials, HLC, City Staff
5.7e.1	Affordable Housing Best Practice			✓		City Staff
5.7e.2	Program Development			✓		City Staff
5.8a.1	Create Targeted Maintenance Assistance Programs			✓		City Staff
5.8a.2	Coordinate Outreach to Property Owners	✓				City Staff
5.8a.3	Pursue and Create Funding Support	✓				City Officials, City Staff

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Appendix A: Historic Districts and Sites Field Analysis[1]

Overview

As part of the planning process, all local and national historic districts were visited during 2007 and 2008 to gain an idea of their current characteristics. Recommendations were made for each area as to whether district status should be reviewed, if additional survey work was warranted, or if the area did not warrant further consideration. These recommendations are summarized in the table below.

TABLE 1: HISTORIC DISTRICT RECOMMENDATIONS

Historic District	District Boundary Status	Survey Recommended?	Survey Objective	Priority Level
Local Districts				
South Temple	Stable	✓	Inventory post WWII resources	Low
The Avenues	Stable	✓	Possible boundary revision, southwest corner	Moderate
Exchange Place	Stable	✓	Evaluate boundaries to reflect existing conditions	Moderate
Capitol Hill	Stable	✓	Reevaluate 200 West Area	Low
Central City	Compromised	✓	Reevaluate historic district status; consider as possible conservation district	High
University	Stable			
National Districts				
The Avenues Extension	Stable			
City Creek Canyon	Stable			
Thomas Kearnsdale	Stable			
Gilmer Park	Stable	✓	Consider local district nomination	Moderate
Bonneville-Douglas	Stable			
Bryant	Compromised	✓	Reevaluate historic district status; consider as possible conservation district	High
Highland Park	Stable	✓	Reevaluate boundary rationale	Low
Northwest	Compromised	✓	Reevaluate boundary, especially eastern portions	High

[1] Prepared by Tatanka Historical Associates

Historic District	District Boundary Status	Survey Recommended?	Survey Objective	Priority Level
Capitol Hill Extension	Compromised	✓	Reevaluate historic district status; consider as possible conservation district	High
Yalecrest	Stable			

In addition, visits and observations were made regarding additional areas or resources that were identified by preservation stakeholders as potential areas or resources for future survey consideration. These were reviewed and preliminary recommendations made regarding the merit of future survey activity. These recommendations are summarized in Table 2, below.

TABLE 2: POTENTIAL HISTORIC AREA RECOMMENDATIONS

Area	Survey Recommended?	Explanation	Priority Level
Denver Comic Neighborhood		Consider alternatives to historic designation, such as conservation district	Low
Federal Heights Neighborhood	✓	Local and national candidate	High
City Cemetery	✓	Local and national candidate	High
Neighborhood North of the Avenues Extension District	✓		Moderate
Gentile Core	✓	Inventory for structures; thematic nomination candidate	Low
West Liberty Neighborhood		Consider alternatives to historic designation, such as conservation district	Low
West Temple Neighborhood	✓	Inventory for structures; district potential not likely	Low
Westmoreland Neighborhood	✓		Moderate
Westminster Avenue Neighborhood	✓	Notable structures to inventory in survey; district potential unclear	Low
Fairmont Park West Neighborhood	✓	See notes on recommended survey boundary	Moderate
Sugarhouse Neighborhood	✓	Consider alternatives to historic designation, such as conservation district	Moderate
Liberty Wells Neighborhood	✓	Inventory for structures; district potential not likely	Low
900 West Neighborhood			Low
Euclid Neighborhood			Low
Rose Park Neighborhood	✓	Reconnaissance level only	Low
Lower Folsom Downs Neighborhood	✓	Notable variety and quality of modern resources	Moderate
Industrial Warehouse Area	✓	Notable structures to inventory in survey; district potential unclear	High

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Project Background

Salt Lake City has been engaged in efforts to protect its historic resources since the mid-1970s, when it adopted a preservation ordinance, created a Historic Landmark Commission, and established its first historic district. To address an ongoing loss of historic buildings in the city's historic core during the decades following World War II, the city began to landmark individual sites and to establish historic districts. While many of these were designated to the Salt Lake City Register of Cultural Resources, others have been listed in the National Register of Historic Places. This process continues today, as the city is completing ongoing surveys and contemplating the establishment of additional historic districts.

By the early 2000s, the city began to see a need for a comprehensive preservation plan to address refinements to its policies, regulations, permit review and landmarking processes. Clarion Associates was engaged to study the city and its preservation efforts, and to complete a preservation plan. Ron Sladek of Tatanka Historical Associates Inc. was brought onto the project to focus upon analysis of the city's designated and potential historic sites and districts. During the period from September 2007 through July 2008, Ron Sladek visited Salt Lake City several times and spent a total of several weeks touring the city in detail. The goal of this fieldwork was to visit all of the existing historic districts, a number of the city's historic areas of interest, and many of the individually designated properties. This level of field analysis was necessary to gain an understanding of the city's layout, historic resources, completed surveys, designated properties and districts, and preservation efforts. This study presents our analysis of existing conditions and how the city's survey and designation efforts might be improved in the future.

Local Districts

South Temple

The South Temple District was established as a National Register district and was the first to be listed in the Salt Lake City Register in 1976. This long, rectangular district stretches along S. Temple St. from Virginia St./University St. on the east to 300 East/A St. on the west. From north to south it is just one block wide. The district is occupied by many of the city's most elegant historic mansions and apartment buildings dating from the late 1800s and early 1900s. The Governor's mansion is among these. In addition, the street is lined with prominent offices, churches and other buildings used by various community non-profit organizations, all of which front onto tree-lined S Temple St. Historic street lighting adds to the district's sense of place.

Many important historic buildings and excellent examples of high-style architecture are located throughout the South Temple Historic District. However, it has also been compromised by a good number of office buildings and apartment buildings that date to the period from the 1960s to the 1990s. Most of these are located in the western 2/3 of the district in the stretch

between A St. and N St. Although the district has clearly experienced a number of changes since it was established, many of the post-1960 buildings that have been constructed there are excellent examples of modern architecture.

Recommendation

Given the character and importance of S. Temple Ave. historically in the development of the city, consideration should be given to updating the district nomination with a re-survey designed to focus upon and incorporate the post-WWII evolution of the district and the construction of significant buildings there that reflect the modern era. While the National Register designation might be left as it is, changes to its listing in the Salt Lake City Register of Cultural Resources could address its broad range of both historic and modern architecture. This could also highlight the area's architectural variety and bring some of its more significant modern architecture within regulatory controls that are needed to ensure that the district's integrity does not continue to erode.

The Avenues

The Avenues District was established as a National Register district and listed in the Salt Lake City Register in 1978. Containing around 2,700 properties, it is the city's largest historic district. Developed between 1880 and 1930, the Avenues is primarily occupied by residences built along sloping streets that drop in elevation from north to south. Historic apartment buildings are also located there, primarily in the district's western area. In addition, the district contains a small number of churches, schools, and neighborhood-scale commercial uses such as restaurants and retail shops. Only some of these buildings are historic.

The Avenues Historic District is filled with numerous examples of historic middleclass residences in a variety of architectural styles. Many of the blocks throughout the district have a single intrusion of a non-historic building dating from the period after 1960. However, these are primarily small homes and apartment buildings that were constructed prior to the 1970s. Because they are far outnumbered by the many hundreds of historically intact residences, these non-historic buildings do not appear to have negatively impacted the district's overall integrity. Two non-historic schools are found in the district, and one entire block contains a modern commercial building.

Few changes appear to have taken place in the district in the past couple of decades. The southwestern corner of the district, bordered by State St., Canyon Rd., 4th Ave., A St., and S. Temple St., holds a collection of large apartment and condominium buildings. While some of these are historic, a good number are non-historic and have compromised the integrity of this area of the district. In addition, this area is located adjacent to Temple Square and holds non-historic parking lots and garages used by the LDS church.

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RECOMMENDATION

The southwestern area of the district should be examined through a more intensive survey. Future refinements to The Avenues may involve removing this area from the district.

EXCHANGE PLACE

The Exchange Place District was established as a National Register district and was listed in the Salt Lake City Register in 1978. It is the city's only entirely commercial historic district and is based upon a collection of early 20th century buildings that were developed to create an alternative non-Mormon business center at the south end of Main St. The district also includes the 1905 Federal Courthouse Building and Post Office, as well as the city's first skyscrapers, the twin Boston and Newhouse Buildings.

Exchange Place still contains a concentration of historic commercial buildings with excellent integrity. In addition to those mentioned, it also holds the 1909 Stock & Mining Exchange, 1909 Commercial Club, 1910 New Grand Hotel, 1910 Felt Building, and the Judge Building. The district is small and isolated, surrounded by non-historic buildings and parking lots. Its boundaries currently extend to the southwest across 400 South to include a vacant parking lot where a historic building once stood.

RECOMMENDATION

Essentially, the district boundaries need to be redrawn to reflect existing conditions in and around the district. Several historic buildings of the same general vintage are located nearby that should be considered for incorporation into the district's boundaries. These include the Shubrick Hotel, Hotel Plandome, Commercial Exchange Plaza, New York Building, Odd Fellows Hall, and the Clift Building. Expansion of the Federal Courthouse will evidently result in removal or demolition of a few of these buildings. Even so, re-survey of this district and its boundaries is recommended to eliminate non-historic vacant space and to add several of the area's surviving historic buildings that were not included in the district when it was established.

In addition, the 1960s Formalist style Wells Fargo Bank Building on the southeast corner of 400 South and Main St. should be documented by the city and considered for individual designation. This building does not fit within the period of significance of the Exchange Place District and should only be addressed through individual designation.

Historic pavers are found along Exchange Pl. and can be seen where the asphalt has worn away. The city might want to consider exposing and restoring streets such as this where pavers are still found, even if such efforts are restricted to a limited number of locations. Although Exchange Pl. is lightly traveled, the restoration of brick or stone pavers contributes to the feeling and appearance of a historic district. This might be a good location to try out a restoration project like this to see how it goes and how it is received by the city's residents.

CAPITOL HILL

The Capitol Hill District was established as a National Register district in 1982 and was listed in the Salt Lake City Register in 1984. This district is known for its steep narrow streets, irregular lots, and for holding some of the oldest surviving residences in the city. It encompasses the predominantly residential blocks that are found to the south, southwest, west, and northwest of the State Capitol complex. The Capitol Building is not included within the district, but is individually landmarked. In this district are portions of the West Capitol Hill, Kimball, and Marmalade neighborhoods. Although the district had become derelict by the 1960s, it has experienced a revival through historic preservation in recent decades.

The blocks directly south of the Capitol Building are steeply sloped and contain a number of large residences exhibiting some of the finest high style architecture in Salt Lake City. The White Chapel and Council Hall, both important historic community buildings from the city's earlier decades, face onto 300 North across from the Capitol. Southwest of the Capitol and north of the LDS Convention Center, the blocks within the district are occupied by some historic residences but also contain a number of modern high rise apartment and condominium buildings dating from the 1970s and 1980s. These dominate Main St., Vine St., Almond St., and W. Temple St., resulting in a diminished degree of integrity in this area. West and northwest of the Capitol, between Main St./Columbus St./Darwin St. and 200 West, the blocks are filled with the Pioneer Museum, three LDS ward churches, numerous historic homes, and the modern Washington School. This area has particularly narrow, steep streets and exhibits a good degree of integrity, with just a few modern intrusions aside from the school.

RECOMMENDATION

Much of 200 West is a parkway. The area west of this, bordered by 200 West and 300 West, and by 300 North and Wall St./800 North, contains modest historic cottages, vacant land, and a number of non-historic intrusions of circa 1960s apartments and small industrial shop buildings. The houses in this area are of diminished quality in style, construction, and integrity compared to those located to the east of 200 West. The City should consider redrawing the western boundary of the district due to integrity problems west of 200 West.

CENTRAL CITY

The Central City District was listed in the Salt Lake City Register in 1991. Two blocks wide and nine blocks long, the district is occupied by one of the city's oldest residential neighborhoods. While the northern edge of the district close to S. Temple St. is occupied by larger homes and more upscale apartment buildings, the remainder holds modest brick cottages and bungalows that for many decades attracted working-class occupants. On its south end, the district abuts Liberty Park.

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Both 500 East and 700 East are major north-south thoroughfares lined with both houses and commercial enterprises. A residential parkway is located along 600 East. Bisecting the district is 400 South, a primary east-west commercial and transportation corridor. Trolley Square, formerly the trolley barn for the Utah Electric & Railway Corporation, occupies an entire square block along 700 East. This facility has been converted into an indoor shopping center. While the district still contains numerous historic homes, it has experienced significant attrition of its historic building stock, particularly along its perimeters and major thoroughfares. The majority of these changes have taken place in the area between the north edge of the district and 500 South. The four square blocks between 300 South and 500 South have been so heavily impacted in recent decades by teardowns and modern commercial infill that they contain very little in the way of historic resources. Because of its central location in the city and its placement along several major transportation corridors, the district has been subjected to a substantial amount of historically insensitive commercial development in recent decades, resulting in negative impact to its integrity. This has resulted in a historic district that has effectively been split in two, with a substantial loss of integrity to the northern blocks and greater integrity to the south (particularly south of 600 South).

RECOMMENDATION

The status of this district is now questionable and further attrition may merit its removal from historic district standing. Some may argue that it has already reached this point and that other controls are needed to protect the diminishing number of historic resources that remain there.

UNIVERSITY

The University District was established as a National Register district and was listed in the Salt Lake City Register in 1991. It is located on the east bench of the valley adjacent to the University of Utah, with panoramic views extending over the city toward the west. The district consists almost entirely of residences constructed between 1900 and 1920, many of them built and occupied for decades by faculty and staff from the university. It is bordered by S Temple St on the north, 500 South on the south, University St. on the east, and by 1100 East on the west. Since the World War II era, the district has also been partially occupied by student apartments. The construction of apartment buildings in the neighborhood led to its district designation as owners of single family homes sought to reduce the impact of multi-family buildings that were resulting in higher densities.

Today the district contains many medium to large historic homes and apartment buildings exhibiting a variety of architectural styles. Commercial buildings geared to the student population are located around the intersection of 200 South and 1300 East near the University. Some of these are historic and others are modern. The northeast corner of the district is occupied by a small historic park with tennis courts, a water reservoir and an art barn. In and close to the southeast corner of the district are a couple of modern high-rise apartment buildings of no particular note other than that they are out of

character with the rest of the district. Most of the non-historic intrusions in the district consist of small apartment buildings dating from the 1960s and 1970s. These are primarily found in the north half of the district. The University Ward LDS Chapel across from the campus is a particularly notable building, serving as one of the city's excellent examples of the Art Deco style of architecture.

RECOMMENDATION

In general, the University District exhibits a good level of integrity and is in no need of changes other than ongoing protection.

NATIONAL DISTRICTS

THE AVENUES EXTENSION

The Avenues Extension was established in 1980 to incorporate additional residential properties into the National Register district created in 1978. It is a long, narrow district that runs from A St. on the west to N. St. on the east, and primarily extends one block north of the original Avenues District. This district is occupied by numerous houses, most of them middle-class cottages and bungalows that are very similar to those found in the adjacent Avenues District. Because of the rise in elevation, the residences all have panoramic views of the city toward the south. Most of this district is intact, with just a few non-historic intrusions that do not impact its integrity.

RECOMMENDATION

No changes or recommendations are made regarding the Avenues Extension.

CITY CREEK CANYON

The City Creek Canyon Historic District was established as a National Register district in 1980. This district is a long narrow site that includes Memory Park, the city's collection of war and veterans monuments, and the Memorial House. It is located to the east and northeast of the State Capitol building along Canyon Road. City Creek Canyon is notable for its natural landscape combined with historic landscape architecture dating back to the years after World War I, along with its monuments of varying sizes, styles and periods. A creek runs through the middle of the park, with small falls and ponds along the way. Pedestrian bridges cross the creek at various points, and the park's road, sidewalks and trails serve as a popular location for hikes within the city and adjacent to downtown. Mature landscaping occupies the valley floor, with rolling hillsides rising steeply above.

RECOMMENDATION

This district is intact, with no significant intrusions that might have diminished its integrity. It serves as one of Salt Lake City's most important historic landscapes and its most significant memorial location. No changes are recommended here, and the memorial park should continue to be open to the

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installation of new monuments approved by the city with care that the historic ones are maintained and preserved.

WESTSIDE WAREHOUSE

The Westside Warehouse District was established as a National Register district in 1982. About one block square, it was created to include sixteen commercial and industrial-warehouse buildings dating from the 1880s through the early 1920s, many of them designed by leading Salt Lake City architects of the period. The district is bordered by approximately 200 South on the north, 300 South on the south, 300 West on the east, and by 400 West on the west. In recent years, most of the two- to five-story warehouse buildings have been converted to art studios, galleries, and residential lofts. Pierpont Ave. is lined along its south side by a long stretch of adjoining former two-story warehouse spaces that have been remodeled to hold small offices and shops. The district is small and somewhat isolated, surrounded by parking lots and nonhistoric buildings in almost every direction. Exceptions to this are historic apartments to the northeast, the Holy Trinity Cathedral to the southeast, Pioneer Park to the south, and the Ford Building to the southwest. Several parking lots and a couple of non-historic buildings are also present within the district, although these do not appear to have diminished its integrity.

RECOMMENDATION

No changes or recommendations are made regarding the district. As a historic warehouse district, it would not be logical to expand its boundaries to include the adjacent or nearby historic buildings mentioned above because these are not related to the district in architecture or history of use.

GILMER PARK

The Gilmer Park District was established as a National Register district in 1996. A small district of 244 properties, it is significant in part due to its curvilinear street pattern, which differs from the compass grid pattern found throughout much of the rest of the historic city. In addition, this area holds the historic residences of a number of prominent and influential persons, among them professionals, business owners, and politicians who have been involved in the city's life and development over many decades. Finally, the district is occupied by high end homes exhibiting a variety of architectural styles. Included among these are Classic Cottages, Bungalows, Prairie Style, Tudor, Foursquares, Craftsman, Colonial Revival, Mission Revival, and a small number of excellent examples of architecture from the 1950s to the 1970s. The majority of the residences in the district date from the 1920s through the 1950s, and include landscaping that is extensive and manicured. The only non-residential use is the Garden Park Ward LDS Church, which occupies a substantial landscaped property between Yale Ave. and Harvard Ave. Gilmer Park has very few modern intrusions and exhibits a high level of integrity.

RECOMMENDATION

The district does not appear to be experiencing much in the way of teardowns or historically insensitive alterations. This neighborhood might be a candidate for local district status.

BENNION-DOUGLAS

The Bennion-Douglas District is essentially an eastward extension of the Central City District, with a distinct rise in elevation from west to east. It was established due to its association with the early 1900s expansion of Salt Lake City into adjacent farmland. The district is filled with residential cottages and bungalows. Its original demographic appears to have ranged from working class to upper middle class. In addition to homes, the district holds a number of non-Mormon churches and institutional buildings, suggesting that it was largely occupied by the Gentile community at a time when the city's population was more heavily dominated by the LDS church. Prominent among these buildings are the Unitarian Church, McGillis School, Sarah Dart Retirement Home, First Baptist Church, and the Judge Memorial Catholic High School.

Also important to the district is East High School, located in its southeast corner. This building has taken on new cultural significance and may become a future individually landmarked site due to its use as the setting for *High School Musical*, one of the most popular teenage movies of the modern era. Families eager to take photos of their children standing in front of the now-famous façade visit the building almost daily. While this association may not be taken seriously at this time, it appears likely to be seen as a point of relevance related to historic significance years from now.

Bennion-Douglas includes a number of small to medium sized apartment buildings dating from the 1950s to 1960s. Two large high-rise apartment buildings are also present along the district's northern perimeter. These appear to date from the 1960s and 1970s. Commercial property uses are found along 400 South, 900 South, and 700 East. Some of these buildings are historic (such as the Salt Lake City Brewing Co.) and others are modern. The greatest amount of change has taken place along the district's northern edge, where the 400 South commercial and transportation corridor has resulted in teardowns and modern infill.

RECOMMENDATION

Although some modern intrusions are found in the district, it is largely intact and just needs to be protected against future attrition of its historic resources.

BRYANT

The Bryant District is, like Bennion-Douglas, an eastward extension of the Central City District. Bryant was similarly established due to its association with the early 1900s expansion of Salt Lake City into adjacent farmland. The district is filled with residences of varying styles, including Bungalows, English Cottages, Edwardians, Foursquares and others. Its original demographic

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appears to have ranged from middle class to upper middle class. Residential parkways remain in place along 200 South and 800 East. In addition to homes, the district holds a number of small to medium-sized apartment buildings dating from the early 1900s through the 1960s. Two high-rise apartment buildings are present on the district's east and west margins.

Bryant includes a number of modern intrusions, among them numerous small medical clinics located in what can only be described architecturally as rectangular box-shaped buildings. These are concentrated in this area due to the presence of two large medical centers. The first is the Salt Lake Regional Medical Center along 100 South between 1000 East and 1100 East. This facility includes a historic chapel surrounded by modern hospital buildings. The other is the Salt Lake Clinic, located along 400 South between 900 East and 1000 East. These complexes each take up most of a square block and their presence has impacted the historic integrity of the district. Hospitals, like universities and other large institutions, are known nationwide for purchasing adjacent historic buildings and demolishing them to accommodate parking, clinic, office and other needs. This is often done with brazen disregard for historic significance and public opposition. While this approach may not have taken place in the Bryant District so far, the potential for greater negative impact to the district is in place. One of the district's most notable individual historic resources is the 1927 St. Paul's Episcopal Church, a masterpiece of Tudor Revival architecture. Another important non-residential historic building is the power station along 1100 East between 100 South and 200 South. Hidden behind a tall concrete wall, this building is representative of the city's early power distribution system.

Commercial property uses in the district are concentrated along 400 South and 700 East. Most of these are modern buildings that have worn away the edges of the district. A few are significant examples of modern architecture. Prominent among these are the Mt. Tabor Lutheran Church at the northeast corner of 200 South and 700 East, and the Zions Bank on the northeast corner of 400 South and 700 East. The 9th Ward LDS Church on 100 South between 900 East and 1000 East is also of note. In sum, the Bryant District has experienced a substantial amount of attrition of its historic resources. This has occurred not only along its commercial margins, but also interior to the district.

RECOMMENDATION

While much remains intact, the district is quickly becoming so diminished by the loss of historic buildings that it may soon no longer merit its historic district status. The area might be a candidate for a conservation district.

HIGHLAND PARK

The Highland Park District was established in 1998 when it was listed in the Salt Lake City Register. With just over 600 buildings, the district is significant because of its history as an early planned trolley-car suburb. Highland Dr. bisects the district, with commercial property uses located just north of 2700 South. The district is almost entirely occupied by modest cottages and bungalows that appear to date from the 1920s to 1950s. Almost no non-historic intrusions are found there and its integrity has remained intact.

The only question raised is why the district did not include the additional homes of the same quality, styles, and time period that are located to the north, east and south. This district does not necessarily need to be expanded. However, any physical demarcation between the established district and the adjacent blocks is non-existent. This simply raises a question regarding the rationale behind how the district boundaries were drawn.

RECOMMENDATION

The Highland Park District does not appear to be experiencing any threats to its integrity and does not need any special attention at this time. The Utah Light & Railway Powerhouse along Highland Dr. just south of Interstate 80 is representative of the city's early power and rail system. However, it does not appear to have been designated on any level and was not included in the adjacent district. It is recommended that this facility, and others associated with it, be documented and landmarked in the near future.

NORTHWEST

The Northwest District was established in 2001 when it was listed in the National Register. Within the district are the Guadalupe and Fairpark neighborhoods, which include almost 1,500 buildings. This area of the city is significant as a historic working class neighborhood and for the cultural diversity it represents. Many of its residents have historically been of Hispanic heritage. The district straddles and is bisected by the north-south route of Interstate 15. A residential parkway is found along 800 West and N. Temple St. is heavily commercial. Numerous modest residences are found throughout the district. The area east of the highway holds older housing stock dating from the late 1800s to the early 1900s. West of the highway, the houses are mostly cottages and ranches dating from the 1920s to the 1950s. The homes exhibit varying degrees of integrity and are generally in poor to good condition. Some newer residences, among them public housing projects, are found there as well. A small number of more substantial homes and a couple of old commercial buildings are located along 400 North. The neighborhood was impacted decades ago when a number of buildings were removed to accommodate construction of the highway.

Along 500 West, a series of industrial-warehouse buildings and yards occupy most of the blocks that form the eastern edge of the district. These buildings all appear to be non-historic. To the east of 500 West, the district is separated from the core of the city by a wide rail corridor that remains active today. Additional non-historic residences are found throughout the east side of the district. The presence of so many non-historic buildings east of the highway compromises this area's integrity as part of the district. Most of the non-historic buildings in the western area of the district are found along the N.

Temple St. commercial corridor. One historic property of interest in this area is Scotty's Motor Court.

RECOMMENDATION

This district appears to be threatened mostly by the presence of numerous non-historic industrial-warehouse buildings in its eastern area, the construction of public housing projects there, and the completion of historically insensitive remodeling projects. I-15 effectively cut the neighborhood in two and eliminated many historic buildings, isolating the small eastern portion of the district with its many non-historic intrusions. As much as 40% of the eastern area contains non-historic buildings that diminish the district's overall integrity. The City should consider redrawing the district's eastern and southern boundaries to eliminate many of the non-historic buildings from the district.

CAPITOL HILL EXTENSION

The Capitol Hill Extension was established in 2002 to incorporate additional properties into the Salt Lake City Register district created in 1984. It is located in a Salt Lake City Redevelopment Agency (RDA) target area, allowing property owners to take advantage of both preservation tax credits and RDA funding. This is a five-block-long, one-block-wide district with over 350 buildings, essentially extending the Capitol Hill District by one block toward the west.

The area holds a diversity of housing stock, indicating that it was originally occupied by working class and middle class households. Today the residences vary from poor to good condition with a similar range of integrity. Better conditions are found among the buildings south of 600 North. In this area, the homes along the inner court known as Pugsley St. are of particularly note. The two blocks north of 600 North are largely occupied by non-historic properties and this area does not contribute much to the district. Similarly, the southern edge of the district, along 300 North, also contains a series of non-historic properties. The core area of the district with the greatest integrity extends from just north of 300 North (about mid-block) to 600 North.

RECOMMENDATION

This district is threatened by the presence of a good number of non-historic buildings within its boundaries, which have diminished its overall integrity. Some other mechanism other than historic district designation (such as conservation district designation) may have been more effectively employed to protect its historic resources and future development. This weak district appears to be a case where historic designation is not the appropriate tool for regulatory control.

YALECREST

The Yalecrest neighborhood was nominated in 2007 for district status through the National Register of Historic Places. This area consists of well over 1,300 contributing buildings, most of them residences exhibiting a variety of period revival styles dating to the first few decades of the 20th century. The housing stock, with its architect-designed homes and manicured landscaping, provides evidence of middle class to upper class ownership from the first half of the 1900s.

Several characteristics of note are found in Yalecrest. Bonneville Glen, a deep wooded ravine that is open to the public for hiking, bisects the neighborhood from northeast to southwest. Shaped by the rolling topography around the ravine, the northwestern half of the district contains curvilinear streets (this is similar to the adjacent Gilmer Park District to the west). Overlooking the ravine is the Bonneville LDS Church and another LDS church is found along Gilmer Dr. Cornell Circle, near the southeastern corner of the district, is lined with an arc of historic cottages. The finest homes in the district are the high-style examples of various architectural styles located along Harvard, Yale and Princeton Avenues between 1300 East and 1500 East. A small neighborhood commercial node is located at the intersection of 1300 South and 1700 East.

RECOMMENDATION

The Yalecrest District exhibits an excellent level of integrity and is minimally impacted by non-historic development. Its historic resources do not appear to be threatened by any significant pressures or concerns at this time.

ADDITIONAL AREAS OF HISTORIC INTEREST

A number of additional non-designated but historic areas of the city were brought forward during the course of this project as worthy of attention. Many of these were recommended by city staff, members of committees and commissions, preservation professionals, and members of the public who were interested in the topic. In addition, other areas were noted during the course of the fieldwork and are included for discussion. As many of these as possible were visited within the cost and time parameters of the project. Some thoughts on these areas are presented here.

DESOTO-CORTEZ NEIGHBORHOOD

Located directly north of the State Capitol complex, this small neighborhood is a compact pocket of residences dating from the 1920s to the 1990s. Its most notable characteristic is the view that each home has over the Capitol Building and the city below. Many alterations and modern intrusions are found in the area. The most intact historic features are the homes along Desoto St., which is tree-lined with homes that are almost all from the 1920s. Cortez St. mostly contains houses from the 1950s to the 1990s. Columbus St. has a few 1920s cottages, but non-historic homes and two- and four-plex apartments dating from the 1960s occupy much of the remainder of its length.

RECOMMENDATION

This neighborhood does not appear to exhibit an adequate degree of integrity for a historic district. A survey will be needed to confirm whether this area is

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makes a good district candidate or whether alternative tools, such as conservation district designation, would be more appropriate to preserve character.

FEDERAL HEIGHTS NEIGHBORHOOD

Located directly north of the University of Utah, this neighborhood holds an impressive collection of residences dating from the 1920s to the 1950s. Federal Heights is characterized by its rolling topography, curvilinear streets, manicured landscaping, and high-end homes exhibiting a variety of architect-designed high styles of architecture. This area is certainly one of the city's most important neighborhoods in the area of historic architecture. Located adjacent to the University, Federal Heights has served as the home of both faculty and administrative leaders, and prominent members of the Salt Lake City community, for many decades. Few alterations or modern intrusions are found in the area, although it extends into more modern upscale housing toward the northeast and determining boundaries may be challenging.

RECOMMENDATION

This neighborhood exhibits a high degree of integrity and appears to be an excellent candidate for a future historic district on both the local and national levels.

CITY CEMETERY

Located directly north of the eastern length of the Avenues District, the City Cemetery is a large site (around 250 acres) with rolling topography and mature landscaping. The main entrance is located at its southwest corner at the intersection of 4th Ave. and N St. This location holds a formal gateway. Inside the gateway is a large 1906 Tudor Style building that looks like a mansion but actually houses the cemetery's offices. City Cemetery holds more than 119,000 graves containing the remains of Salt Lake City's pioneers and residents from the late 1840s through the present time. The first burial took place there in 1847, although the cemetery wasn't officially organized as part of the newly incorporated city until 1851. An irrigation system was installed in 1900, allowing the cemetery to develop and maintain the extensive landscaping that remains there today.

Common to all cemeteries, the City Cemetery holds the final resting places of the city's historic residents and is an invaluable source of genealogical information. In addition, this cemetery holds a remarkable collection of graves from the Mormon church's early history, along with most (if not all) of the church's past presidents through the present time. Many of the early Mormon graves include multiple wives buried near their husbands, and extensive multi-generational families congregated in the same areas. The graves throughout the cemetery provide excellent examples of a variety of types of funerary art. These are found in a diversity of sizes, materials and designs, showing how the art form changed over the decades. In addition, the site is a planned landscape with significance for its design. Extensive rock walls and gateways are found throughout the property. Those extending along Wasatch Dr. are notable for their completion as a Depression-era WPA project that lasted from 1938 to 1941.

In addition to the cemetery's expansive main section, sub-areas are also present. The Catholic Cemetery occupies the entire southeast corner. Two Jewish sections are found along the south-central edge of the cemetery and a third is located north of Wasatch Drive. Also north of Wasatch Dr. are the Japanese Veterans Cemetery and the burial ground of members of the Royal Canadian Legion. The cemetery also holds separate sections for Civil War veterans, Spanish-American War veterans, World War II veterans, and a pauper's field. A Stranger's Plat holds the graves of migrants who died while on the way to the California gold fields. The Chinese Association has its own section, and another is reserved for infants. In addition to prominent pioneers and leaders of the Mormon church, the cemetery contains other notable individual graves. Among these are a recipient of the Congressional Medal of Honor, the Sundance Kid, and Franklin Wire, the inventor of the traffic light. All of the city's past mayors are buried here.

RECOMMENDATION

The City Cemetery is in excellent condition and exhibits a high level of integrity. It is cared for by a full-time staff and does not appear to be subjected to any significant threats. The cemetery would make an excellent candidate for listing in the National Register of Historic Places as well as a local Landmark Site.

NEIGHBORHOOD NORTH OF THE AVENUES EXTENSION DISTRICT

This residential neighborhood extends about five blocks north of the Avenues Extension and is about eleven blocks wide from east to west. It is steeply sloped upward from south to north, with terracing that allows each home to enjoy a view of the city. Many of the houses include south-facing second story balconies. The neighborhood is occupied by hundreds of homes that are similar in architectural style to those found in the Avenues Extension District. The primary exception to this is the numerous homes dating from the 1950s and 1960s along those streets at higher elevations. Clearly the entire area north of South Temple (including the Avenues and Avenues Extension) expanded northward as it developed over time, with the older homes below and newer homes at higher elevations. The historic Veterans Administration Hospital is located at the high end of E St. above 12th Ave.

RECOMMENDATION

This area appears to exhibit a high level of integrity and would probably make a good candidate for district designation. A determination regarding its eligibility, along with which level of designation is appropriate, should be made following the completion of a neighborhood survey.

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GENTILE CORE

This mixed residential and commercial neighborhood is located directly west of the Central City District, from approximately S. Temple St. to 900 South and from 500 East to State St. Located in this area are numerous houses, apartment buildings, commercial buildings, and public facilities such as the city building and downtown library. The houses are predominantly small working class cottages dating from the 1890s to the 1920s. Many of these are in poor to fair condition. Historic landmark buildings are scattered throughout the area. Included among these are the Ogden's School, Second Ward Chapel, Trinity A.M.E. Church, and the B'nai Israel Temple. The area is broken up by the presence of numerous modern buildings, along with commercial and transit corridors along 400 South and 500 South. While several landmark downtown buildings are located along State St., the rest of the historic buildings to the south along this major thoroughfare are sporadic and a number are in poor condition. Many of the area's individually eligible buildings have been designated, although some have yet to be recognized. One example of this is the building occupied by Antinony's Fine Art on the northeast corner of 300 South and 400 East.

RECOMMENDATION

The historic resources in this area of the city are not contiguous but could be good candidates for a thematic nomination. The lack of cohesiveness suggests that it is not a strong candidate for district designation. A survey will be needed to confirm as well as to identify candidates for listing on the national register individually or as a thematic multiple-property nomination. The city may wish to couple alternate conservation tools with continued designation individual historic buildings.

WEST LIBERTY NEIGHBORHOOD

This neighborhood is located directly west of Liberty Park and is mostly occupied by hundreds of small cottages and bungalows dating from the 1890s to the 1950s. While the interior of the neighborhood exhibits a good level of integrity, its margins have been subjected to attrition, particularly along its north and west edges. Historic buildings along 900 South are few and the heavily commercial length of State St. includes very little that is historic. The old auto dealership on the southeast corner of State St. and 900 South appears to be the only building along these thoroughfares worthy of attention.

RECOMMENDATION

District eligibility for this area is unlikely but would be determined through the completion of a neighborhood survey. Conservation district status may be more appropriate. In addition, it is recommended that the western boundary be set along 200 East rather than extending it to State St. and including numerous non-historic properties.

WEST TEMPLE NEIGHBORHOOD

This neighborhood is located directly west and southwest of West Liberty. It runs from 900 South to 2100 South, and from State St. to 300 West. The neighborhood is mostly occupied by modest cottages and bungalows that are concentrated in the interior of the area. Many of these houses suffer from fair to moderate quality of original design and construction, and from non-historic alterations. The area's major thoroughfares (900 South, 2100 South, State St., 300 West & Main St.) are all heavily commercial and include few historic buildings. Main St. does include a few historic houses south of 1700 South and West Temple is a residential street. One pocket of interest in the neighborhood is Boulevard Gardens, with its brick cottages facing toward one another across a central shared parkway.

RECOMMENDATION

The West Temple Neighborhood may be a fair candidate for survey, but does not appear to be a good candidate for district designation. This is due to the many non-historic intrusions and alterations noted there, along with a lack of historic resources along its margins and major thoroughfares. If future survey and analysis is contemplated there, it should focus upon the portion of the neighborhood located south of Franklin Covey Field.

WESTMORELAND NEIGHBORHOOD

This neighborhood is located directly south of the Yalecrest District. Its main entry, complete with stone pillars, is set on a diagonal at the southeast corner of the intersection of 1300 South and 1500 East. Westmoreland is occupied by a fine collection of bungalows, large cottages, and miscellaneous architectural styles dating from the 1920s to the 1950s. The quality of design and craftsmanship in this area is above average, and the neighborhood is ornamented with tree-lined streets.

RECOMMENDATION

Westmoreland appears to be a good candidate for an intensive-level survey. A determination of district eligibility would be made based upon the survey results. Answering the question of what makes this area unique or representative will not only determine whether it is eligible, but also at what level of listing. The neighborhood does not appear to be experiencing any threats to its historic resources at this time.

WESTMINSTER AVENUE NEIGHBORHOOD

This neighborhood is centered along Westminster Avenue between 1300 East and 1500 East. This two-block stretch is occupied by an excellent collection of Craftsman cottages and bungalows. A number of the homes have incorporated the use of stone walls and piers into their design, making them relatively unique in the city.

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RECOMMENDATION

The neighborhood merits the completion of a survey to determine whether it is district eligible or if individual buildings might be landmarked. Two of the homes along Westminster Ave. have already been listed in the National Register and others may also be eligible for designation.

FAIRMONT PARK WEST NEIGHBORHOOD

This compact neighborhood is located in the southern area of the city, to the west of Fairmont Park. It primarily runs from 2100 South to Ashton St., and from 700 East to 900 East. The neighborhood is occupied by a collection of cottages and bungalows that date from the 1890s to the 1920s. An abandoned Denver & Rio Grande Railroad corridor, running from east to west, bisects the neighborhood. Fairmont Park West has experienced modest intrusion of modern apartment buildings dating from the 1960s to the 1970s. In addition, the northern area of the district along 2100 South is occupied by non-historic industrial facilities. In the southwest corner of the neighborhood are a large historic LDS church and the Cannon House, which has been individually designated on the city and national levels.

RECOMMENDATION

This neighborhood appears to be a good candidate for a survey project. Its historic building stock is largely intact, with modern intrusions that are most significant in its northwest industrial corner. Any survey completed there should also consider including the several blocks to the west that are located between 500 East and 700 East to determine if they are related to the neighborhood and its development. It appears that the Fairmont Park West Neighborhood might be eligible for historic district status, but this needs to be determined through the completion of a survey.

SUGARHOUSE NEIGHBORHOOD

This extensive neighborhood, in the southern area of the city north of Interstate 80, is centered around a commercial core at Highland Dr. and 2100 South. The commercial district is surrounded by residential neighborhoods filled with a variety of middle class homes dating from the early to mid-1900s. While "downtown" Sugarhouse holds a number of historic buildings, it has also been transformed in recent decades by the construction of numerous modern buildings. Because of this, the commercial core no longer appears to be predominantly historic. Some of the remaining older commercial buildings are in good condition. Others have been heavily altered through insensitive remodeling projects that appear to date from the period between the 1960s and 1980s. However, some of these have the potential to be restored and to add to the historic character of the neighborhood. A good example of this is the large two story historic brick commercial building on the northeast corner of Highland Dr. and 2100 South. This building is in dire need of an effort to remove inappropriate cladding and restore its street elevations to their original appearance. Sugarhouse's commercial core also holds the historic Sprague

Library and a vacant post office along Highland Dr., and the prominent 1930 Sugarhouse Monument west of the intersection with 2100 South. Next to the monument is a plaque describing the historic Jordan & Salt Lake City Canal, which runs through a long culvert underneath this area.

RECOMMENDATION

Sugarhouse has an interesting historic past but its historic resources and integrity have been compromised by insensitive alterations and the construction of numerous modern buildings in its commercial core. While the area certainly merits survey and the designation of individual buildings, it does not appear to be a good candidate for a historic district. Instead, the city should explore other options for protection through zoning overlay districts or other regulatory mechanisms.

LIBERTY WELLS NEIGHBORHOOD

This large neighborhood is located to the south and southwest of Liberty Park. It includes the area from 1300 South to 2100 South, and from State St. to 700 East. The neighborhood is occupied by a collection of modest cottages and bungalows that appear to exhibit a good level of integrity.

RECOMMENDATION

While the neighborhood merits the completion of a survey, it is not apparent whether it is worthy of district designation. A survey will determine whether it is district eligible, and on what level, or if individual buildings might be landmarked. Essentially, the district contains the same type and quality of building stock as that found in the surrounding neighborhoods and districts.

900 WEST NEIGHBORHOOD

This neighborhood is located in the southwest area of the city, west of Interstate 15. It is bisected by 900 West and runs from 1300 South to 1700 South. The neighborhood is primarily occupied by a collection of modest working-class cottages and bungalows that exhibit a generally poor level of integrity. In addition, the properties along the east side of 900 West have experienced an overwhelming amount of modern construction. Many of the neighborhood's historic homes have experienced insensitive exterior remodeling efforts or are in deteriorated condition. A few larger historic homes are located there, but not enough to make up a district.

RECOMMENDATION

While the neighborhood merits the completion of a survey, it is not apparent whether it is worthy of district designation.

EUCLID NEIGHBORHOOD

This compact neighborhood is located in the western area of the city, directly south of the Northwest Historic District. It encompasses the area from N. Temple St. to Interstate 80, and from Interstate 15 to 1000 West. An active

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rail corridor that runs along S. Temple St. bisects the area. The neighborhood is filled with a collection of small working-class cottages, many of which are either in poor condition or have experienced insensitive alterations.

RECOMMENDATION

Due to a lack of historic integrity, this area is a lower priority for survey.

ROSE PARK NEIGHBORHOOD

This large neighborhood is located in the northwestern area of the city near the Northwest Historic District. It is filled with a collection of small working-class cottages and ranch homes that appear to date from the 1950s and 1960s.

RECOMMENDATION

While most are in good condition, this area needs to be studied more closely (perhaps through a reconnaissance survey initially) to determine whether it is a good candidate for intensive-level survey and to establish possible boundaries. At this time, a determination of whether it might be worthy of district consideration cannot be made.

LOWER ENSIGN DOWNS NEIGHBORHOOD

This neighborhood is located on a high bench north of and significantly above the State Capitol building. Each home has a clear view of the city below. The houses are all architect-designed masterpieces and represent some of the finest architecture in the city dating from the second half of the 1900s.

RECOMMENDATION

The neighborhood merits the completion of a survey to determine whether it will be district eligible in the coming years for its variety and quality of modern architecture.

INDUSTRIAL-WAREHOUSE AREA

This area is located in the blocks surrounding the intersection of 800 South and 400 West. It is occupied by a number of significant and apparently overlooked industrial-warehouse buildings that date from the late 1800s and early 1900s. The buildings along 400 West are situated along an early rail corridor that is no longer active. Those facing onto this street, especially between 600 South and 800 South, are of great historic interest and appear to exhibit a good degree of integrity. These include the Utah Pickle Co., Bissinger & Co. Hides, the factory building at 330 West 800 South, and several additional nearby brick buildings. A short distance to the west along 800 South (at 600 West) is the Mountain Cement Company plant, complete with massive silos and hoppers. Other historic industrial buildings are found in this area.

RECOMMENDATION

While it may or may not form a cohesive historic district, some of these facilities are likely to be individually eligible for designation. This entire area is an excellent candidate for survey and should be considered a priority.

SALT LAKE CITY'S INDIVIDUALLY LISTED SITES

Numerous individual properties have been listed in the National Register of Historic Places and the Salt Lake City Register since the 1970s. Among these are major, well known landmarks such as the Salt Lake City & County Building, Denver & Rio Grande Railroad Station, Wasatch Plunge, Trolley Square, and the Salt Lake Stock & Mining Exchange. Scores of less well-known properties have been listed as well. A good number of these resources were visited during the course of this project. While the city has done an excellent job of ensuring that many of its most important historic sites are recognized and preserved, it was also surprising to see that others were overlooked. Presumably these have not been designated for a variety of reasons. Included among those non-listed sites that are likely to be eligible for designation are many of the city's historic school buildings, the city cemetery, the architecturally unique LDS Ward Chapels, St. Paul's Episcopal Church, several historic powerhouses, and a number of early industrial buildings. Ongoing efforts are needed to prioritize these unique sites so they can be documented and designated in the coming years.

COMMENTS REGARDING SURVEY & DESIGNATION

Two types of field survey have been employed in Salt Lake City since the 1970s: reconnaissance and intensive-level. Each of these has focused upon a specific geographic area of the city, and it appears that few if any thematic surveys have been completed. Many of these areas are quite sizable because of the expansive historic street layout in Salt Lake City and the surveys have consequently included unusually large numbers of properties. Because intensive-level surveys require an in-depth level of documentation, and consequently are labor and cost intensive, the city frequently employed the use of reconnaissance surveys to complete a good number of its district documentation projects. Every one of these reconnaissance surveys appears to have resulted directly in the establishment of a historic district.

Reconnaissance level surveys are very useful tools. However, they are not typically employed as an end in themselves. Instead they were conceived of to help communities determine whether additional in-depth survey is merited within a specific area, and to establish geographic boundaries for such projects. In Salt Lake City, reconnaissance surveys were typically used as the basis for the establishment of historic districts, with no intensive-level survey involved. This approach resulted in the creation of many designated historic districts based upon a thin level of documentation, primarily determinations of architectural integrity based upon a cursory field evaluation of each building.

While this method was effective in helping the city to establish historic districts, reliance upon the reconnaissance level of survey alone appears to have resulted in the establishment of a couple of historic districts that may not have merited this status. In one case (the Capitol Hill Extension), it appears that the historic district route was taken simply to deal with redevelopment concerns that should have been countered through other means. Clearly the city needs other tools, in addition to the establishment of districts, to deal with change in its core areas. In addition, the lack of information about each property has left city planning staff with little to work with when permit requests come up for review. This then requires a slow property-by-property determination of historic and architectural significance at a point when the time and means may not be available and when redevelopment pressures are bearing down on decision-makers.

Fortunately, it appears that the city has recently come around to understanding the benefits of intensive-level surveys and they are being employed more often. Over the past three decades, large areas of the city have been surveyed and designated as official historic districts, either on the Salt Lake City or National Register level. Most of these districts abut one another. If this approach continues into the future, the propensity to turn every surveyed area into a district will eventually result in the entire city being listed, with no non-historic areas in-between. In the long run, this is not good for preservation efforts because it raises important questions about what is truly historic and significant. This muddles public perceptions about what should be preserved. It appears that little distinction has been made in Salt Lake City between what is worthy of district status and what is not. So far, the underlying message coming from the city through its survey and designation process is that every area of the city over fifty years old will be surveyed and designated a historic district. This may not in fact match the city's true goals, but it is the perception that has been created.

Salt Lake City's preservation leadership needs to be engaging in pointed dialogue focused around one question: If everything old is potentially significant and eligible, then what makes each established or potential district in the city special or unique, particularly when compared to other neighborhoods that exhibit the same type of building stock from the same general time period and with the same level of integrity? In other words, how many bungalows and cottages (especially those of poor design and construction and integrity) need to be landmarked before the statement that they are significant becomes meaningless? Designation of historic properties, on any level, must discriminate between those resources that are important and eligible and exhibit characteristics of integrity, and those resources that may be old but do not merit this type of status. If these distinctions are not made, designation eventually loses all meaning and support for historic preservation begins to waver. Then it simply becomes an annoying impediment to property owners wanting to tear buildings down, redevelop sites, or make alterations to their homes.

The same type of careful discussion and planning must occur when establishing or defining district boundaries. Each district must have justifiable, defensible boundaries that match what is found on the ground, not just lines on a map that conveniently follow the courses of major streets. Many of Salt Lake City's established districts were observed to have boundary issues that need to be resolved. In some cases, such as the Bryant District, these involve perimeters (and interior areas) that have experienced attrition of historic resources. Others, such as the Northwest District, include numerous non-historic resources such as commercial and industrial-warehouse buildings that should not be part of the district. The Central City District, possibly a worst-case scenario, has effectively been split in two by extensive redevelopment along the 400 South commercial and transportation corridor. If not drawn carefully, and periodically refined, questionable boundaries can result in questioning of a district's integrity. While some of Salt Lake City's historic district boundary issues were the result of ineffective surveys or poorly conceived perimeters, other boundaries have become problematic over time because of redevelopment and change. This situation places city staff in the position of having to administratively deal with numerous non-historic properties located within indefensible historic districts. Sometimes that is a preferred scenario when a community is trying to control redevelopment. In other cases, it bogs the planning office and permit review process down in unnecessary and time-wasting situations. To address this issue, it is recommended that the city engage in efforts to refine the boundaries of each of the established districts. This will require what is essentially a reconnaissance level survey of each district, with the specific goal of bringing the boundaries into compliance with what exists in reality. In addition, the drafting of boundaries for future districts established in the city should be given careful attention.

Overall, Salt Lake City has made great strides in the area of historic preservation and in its work to preserve the city's numerous and important historic resources. What is needed at this juncture is simply a refinement or re-tooling of methods to ensure that the city's survey and designation work is effectively pursued into the future.

Appendix 2: City Plans and Policies for Historic Preservation

Because the city has never had a Historic Preservation Plan, official historic preservation policy has been set sporadically based upon incremental approaches related to each department and planning area. The following sections review existing policy directions currently established in numerous City plans. For reasons of space and legibility, the summary conveys the broad directions established in each document; this summary should not be interpreted as a complete listing of the full policy statements in each document. Those interested in the exact language are encouraged to reference the original document.

The Community Housing Plan contains numerous goals related to historic preservation.

City Plans

The City has conducted several plans for the Downtown over the past 20 years, including:

- Salt Lake City Downtown Plan (1995)
- City Vision and Strategic Plan (1993)
- Salt Lake RAIDAT Our Downtown Future (1988)

In addition, the city has conducted some topic-specific citywide plans including plans for community housing and the parks and recreation system. Each of these plans contains policy direction related to historic preservation, as summarized in Table 2.

Table 1: Summary of Historic Preservation Policy Directions in City Plans

	Historic Resource Objectives and Goals
Salt Lake City Community Housing Plan (2000)	• Provide historic preservation education to developers and property owners, including information on technical and financial assistance and incentives.
Salt Lake City Parks & Recreation Master Plan (1998)	• Protect significant historical or prominent open space and/or natural amenities (Liberty Park improvements and completion of the Jordan River Parkway listed as implementation priorities). • Develop standards for maintenance for parks and open lands, including master plans for Washington Park and Parley's Historic Nature Park.
Salt Lake City Downtown Plan (1995)	• Establish Downtown as a diverse 24-hour activity center. • Preserve and protect existing neighborhoods. • Preserve existing housing and provide additional housing and hotel units, neighborhood support services, and amenities. • Reinforce physical qualities and historical development patterns that establish the unique urban character of the Downtown. • Preserve historically significant buildings and districts while accommodating new development and renovation.

	Historic Resource Objectives and Goals
	• Solidify and Promote specialized districts with unique identity, scale, intensity, and mix of uses. • Provide an efficient, streamlined review process. • Use well-designed open space in the Downtown as a catalyst for investment.
City Vision and Strategic Plan (1993)	• Restore and adaptively reuse historic resources. • Develop programs to enhance and preserve the city's cultural history and character as expressed in the built environment. • Offer strong economic incentives to stop housing and deterioration. • Facilitate the development of complementary neighborhood retail in the Downtown commercial and neighborhood areas.
Salt Lake RAIDAT Our Downtown Future (1988)	• Maximize use of historic district ordinance. • Encourage use of deed restrictions to protect historic properties. • Promote the use of economic incentives for preservation through the mail and media as well as at the public level. • Increase preservation funding and use a combination of strategies to offer local incentives for preservation. • Avoid case or capricious variances in zoning that result in degradation of commercial and residential areas. • Keep historic resource inventory up-to-date.

Planning Area Master Plans

Long-range land use planning in the city is focused on specific planning areas rather than citywide. The City is divided into eight planning areas. Each area has an independent master plan with a future land use map and a number of goals and policies for the planning area covering a variety of topic areas including:

- Future land use types.
- Parks and open space.
- Urban design.
- Transportation and circulation.
- Public facilities and utilities.
- Environmental, and
- Historic preservation.

While the plans follow the same general format, there is some variety in the range of issues included and the level of detail and policy direction provided by each. For purposes of developing the historic preservation plan, these plans were reviewed for issues specific to historic preservation. The following table summarizes the key policy topics addressed by each plan that contains a historic preservation section or policy language. This is not intended as an exhaustive list of the goal and policy language provided in each plan. Please refer to the individual plans available on-line at the Salt Lake City Planning and Zoning Division website (www.slcgov.com/ced/planning/pages/masterplans.htm).

Table 2: Summary of Planning Area Master Plan Historic Preservation Policy Directions

Planning Area	Historic Districts*	Historic Resource Objectives
Avenues	• Avenues (L) • Avenues Extension (N) • South Temple (L) • City Creek (N)	• Provide better information to the community on design guidelines.
Capitol Hill	• Capitol Hill (L) • Capitol Hill Extension (N)	• Implement historic signage and plaques. • Additional intensive survey and designation. • Place preservation easements on public buildings. • Expand zoning language to include historic landscape protections. • Designate historic landscapes.
Central Community	• Central City (L) • Exchange Place (L) • University (L) • Bryant (N) • Bennion-Douglas (N) • Gilmer Park (N) • Westside Warehouse (N)	• Create more historic district designations. • Increase historic preservation staff. • Coordinate historic preservation and Transit Oriented Development. • Ensure zoning is conducive to preservation. • Enforce regulations to maintain historic resources and ensure compatible development in historic districts. • Identify additional historic sites and districts. • Conduct additional outreach and education to promote historic preservation.
East Bench	N/A	N/A
Northwest	• Northwest (N)	N/A
Northwest Quadrant	N/A	N/A
Sugar House	• Highland Park (N)	• Conduct reconnaissance level survey work (areas specified). • Promote designation of historic sites. • Educate property owners on tax credits. • Support designation of national & local districts. • Investigate possibility of conservation district ordinance. • Educate about and promote the use of available loans and financial incentives for maintenance and repair.
West Salt Lake (3 20 06 Draft)	N/A	• Conduct surveys of potential historic districts (areas specified). • Promote the designation of sites and districts in the planning area. • Educate property owners on neighborhood history and available tax incentives.

* (L) denotes Local Historic District; (N) denotes National Historic Districts.

Appendix VIII

Salt Lake City Residential Design Guidelines, 2012

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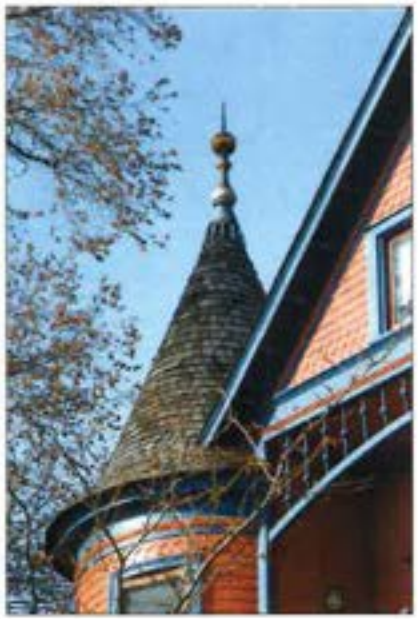

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

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December 11, 2012

Salt Lake City

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PART I
PRESERVATION IN SALT LAKE CITY

Cover Images:

The John and Emily Platts house at 364 Quince Street. Platts was an English stone mason who came to Salt Lake in 1854 and built this house four years later. When the current owners purchased the house in 1975, it was in the state of disrepair seen in the right photograph. Over the years, they have renovated it so that it is a functional house for their family, while preserving the historic character of the home.

1 Why Preserve Historic Buildings & Neighborhoods?

Across the nation, citizens appreciate historic and architectural character as being essential to the identity and unique character of their communities. They promote historic preservation because to do so is essential to cultural, social, economic and environmental sustainability. Historic resources are key ingredients in neighborhood livability and quality of life, minimizing negative impacts on the environment and yielding economic vitality and reward.

In an increasingly fast-paced, anonymous and 'placeless' form of urban development, the individual character of each community is a precious identity. This identity helps to create a sense of stability and enables an understanding of how this unique character, itself a product of incremental development over time, can provide a direction and inspiration for the form of future development.

Many residents and businesses are also drawn to historic buildings and neighborhoods because the quality and richness of design, construction, craftsmanship and materials, are typically very high; buildings that are readily adaptable to contemporary needs. Salt Lake City is no exception, and has a series of visually rich and individual residential historic neighborhoods and commercial buildings.

The historic environment is the cultural landscape of our community. It represents the historical documentation of the incremental evolution of our society and neighborhoods. These 'pages' document the city, reflecting the many thousands of decisions which together have created Salt Lake City's urban environment, from a cultural legacy representing many countries, and many families, and many skills, and many values.

Liberty Park

National Park Service. National Register of Historic Places Program - About. NPS, 6/2011
www.cr.nps.gov/nr/about.htm
www.nps.gov/history/
www.nps.gov/history/national_register_fundamentals.htm

State Historic Preservation Office, Utah. National Register of Historic Places
http://heritage.utah.gov/history/nationalregister

Culture, Quality of Life & Livability

When groups of older buildings occur as a historic district, they can create a local environmental character which is so much greater than the sum of its parts. The district is defined on a human scale, which encourages walking and neighborly interaction. Mature trees and landscaping, stone walls and decorative architectural composition and features contribute to its sense of individuality. That identity is unique to each historic neighborhood is increasingly rare, and is impossible to design into a new development or urban area.

This physical sense of neighborhood cohesion can enhance community stability, reinforce desirable social patterns and networks, and contribute to a sense of reassurance and security. Many residents of historic districts, for example, note how easily they get to know their neighbors, and enjoy the fact that they are recognized by others who live in the vicinity.

Older homes and neighborhoods provide housing in a variety of sizes, serving a wide range of housing needs and desires. Within these residential neighborhoods small businesses developed, providing needed services and creating a rich legacy of architecture, usually as individual commercial buildings which are designed in scale with the houses. Many continue in commercial use today.

Maintaining these historic settlement patterns and original fabric preserves the setting from which residents learn about and explore our culture. Our historic neighborhoods are effectively a kaleidoscope of local, regional and global family lineage and cultural backgrounds. This 'stage' or 'classroom' provides a foundation of knowledge for our current and future identity, understanding and achievement.

A Sense of History, Identity & Art

Once the basic needs of existence and survival are met, humanity needs more to enhance its experience. There is a need to enrich the everyday experiences of living and working with a sense of history, time and art.

The historic neighborhoods and buildings of Salt Lake City provide a sense of maturity and permanence that can be apparent and also elusive. Why do these streets take this form, and who laid them out? Who designed and built this building, and who first lived here? What happened here, and when? Who decided to alter this part of the house, and why? What color was the house originally?

A principal reason to live in one of the more historic parts of our city is not solely connected to proximity to downtown, walkability and property investment. It is also directly related to the values and experience sought in visiting a historic city or site on vacation. It has to do with the elevation and refreshment that comes from the experience of a living work of art and architecture and is in itself a contribution to the present and future quality and richness of the neighborhood and city.

National Park Service. National Register of Historic Places Program. Publications & Links
www.nps.gov/history/nr/publications/index.htm
www.nps.gov/history/nr/preservation_links.htm

Economic Vitality & Employment

Historic resources are finite and cannot be replaced, making them precious commodities that many people hold in high regard today.

Preservation tends to enhance the attraction and appreciation of neighborhoods and the value of private property. Studies across the nation have documented that, where local historic districts are established, property values typically appreciate faster, or at very least are stabilized where they might have been previously declining. In this sense, designation of a historic district appears to establish a climate for enhanced stability, civic pride, and further personal investment in the area. (See references on this page.)

Residents within the district know that the time and money they spend on improving their properties are likely to be matched with similar commitment and efforts on surrounding properties. These investments will not be undermined by over-scaled or otherwise inappropriate construction next door, or nearby. They consequently tend to have a multiplier effect in terms of neighborhood character and desirability.

The condition of neighboring properties affects the value of one's own property. People invest in a neighborhood at least as much as in the individual structures themselves. Investment in a historic district is often more attractive, with property owners recognizing that each owner benefits from the commitment of other neighbors. An indication of the success of preservation would be the more than 14 million resources that are listed on the National Register of Historic Places, including, sites, districts, structures, and objects.

[NPS, 6/2011, www.cr.nps.gov/nr/about.htm]

In terms of local economic vitality and employment, preservation projects contribute more to the local economy than do new building programs. Each dollar spent on a preservation project has a higher percentage devoted to labor, usually local skilled labor, and to the purchase of materials available locally. By contrast, new construction typically has a higher percentage of each dollar devoted to materials or components that are usually produced outside of the local economy, and merely assembled on site. Consequently, when money is spent on rehabilitating a building, it has a higher local "multiplier effect," keeping more money circulating for longer in the local economy, when compared with new construction.

Rehabilitating a historic building frequently costs less than constructing a new one, aside from the costs arising from any demolition. In fact, the guidelines for rehabilitation of historic structures presented in this document promote cost-saving measures. They encourage smaller and simpler solutions, which in themselves provide savings. Preserving building elements that are in good repair is preferred to replacing them. Preservation and repairs are also typically less expensive.

In some instances, however, appropriate restoration procedures may cost more than less sensitive treatments, although they are likely to endure much longer. In such cases, property owners are compensated for this extra effort, to some extent, in the added value that historic district or landmark designation provides. Special economic incentives also exist to help offset potential added costs where they do arise.

Advisory Council on Historic Preservation. Economic Impact of Historic Preservation
www.achp.gov/economicimpact.html

National Trust for Historic Preservation. Community Revitalization
www.preservationnation.org/issues/community-revitalization/

Mobility & Transportation

Living in a more historic neighborhood helps reduce the city resident's dependence upon the car for everyday needs. Older neighborhoods are close to the business, retail, cultural and employment centers in the downtown area, the very reasons prompting their initial development. Residents were and are able to live closer to where they work, avoiding or minimizing the need to use the car.

The greater concentration and walkability provided by these urban residential neighborhoods also enhances the economic viability of public transportation as a convenient and less expensive alternative to the car. This settlement pattern was initially directly influenced by the city's street car network and now supports its re-emergence. There are the further benefits of enhanced air quality through a reduction in gasoline use and toxic exhaust emissions, poor air quality being a persistent issue along the Wasatch Front from early development periods to the present.

A rich architectural variety and mature landscaping create an attractive and walkable neighborhood in all of the city's historic districts.

Sustainability & the Environment

Preserving a historic structure makes sound environmental conservation policy and practice.

Maintaining the use of a building is the ultimate in recycling since no demolition waste is generated, no processing of materials is required, and no energy consumed. No new construction materials are required, avoiding the energy, waste and pollution from manufacturing, and avoiding energy use for transportation and construction.

The embodied energy which was used to create the original building and its components is preserved and reinvested. Old buildings have a great deal of embodied energy. The extraction and processing of building materials (e.g., wood, stone, and brick), the transportation of those materials, and the construction labor represented in the final structure, mean that demolition of an existing building and constructing anew is notably less energy-efficient than rehabilitating or constructing an addition for the existing building. Conserving a building preserves its embodied energy and reduces the need for new materials. Demolition waste alone accounts for 25% of waste in municipal landfills every year.

Older buildings (up to 1920s) are, as a rule, as energy efficient as those buildings built today under increasingly stringent energy efficiency requirements. They are more energy-efficient than buildings constructed from the 1920s to the 1990s. These inherent advantages can be further enhanced through an understanding of the materials, the construction and the essential qualities of traditional design and craftsmanship. Thick, solid, heat-retaining walls in brick and stone, with access to natural ventilation, contribute to their excellent energy efficiency. Historic buildings can also benefit from new technology in the form of solar panels or shingles.

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The Quality of Design & Construction

Design, building and craft skills gradually focused on Salt Lake City from many parts of the world. New residents often brought with them centuries-old traditions in construction and the arts, and frequently an appreciation of urban and architectural sophistication. This coincidence of culture, sophisticated design and traditional craft skills is reflected in the earlier development of the city.

Most of the historic structures in the city are of high design and construction quality. The wood used for example came from mature old growth trees, was carefully seasoned and was typically milled to full dimensions, yielding stronger and more durable framework, cladding, windows, trim and details. Masonry walls were carefully laid, resulting in buildings with considerable stability, and refined, delicate and precise detailing.

Our historic buildings were thoughtfully and traditionally embellished and detailed, while the materials and finishes, including fixtures, wood floors and trim were generally of high quality; all characteristics which are now increasingly rare, and highly sought and appreciated.

By comparison, in today's new construction, materials of such quality are rarely available and comparable detailing, if achievable, is very expensive. The high quality of design and construction in historic buildings is consequently a significant asset, with notable durability and needing minimal basic maintenance.

Adaptability

Historic building floor plans tend to be readily adaptable, accommodating contemporary life-styles and supporting a diversity of requirements. Rooms are frequently large, permitting a variety of uses while retaining the overall historic character of each building. In residential areas private open space often exists on the lot to accommodate an addition, if needed. In commercial buildings the space tends to be both flexible and varied, and usually comes with a significant identity and architectural character, factors which are usually very attractive for small business.

A number of larger residences have been adapted for business use

[redacted]
Sustainability
www.nps.gov/tps/sustainability.htm

[redacted]
National Park Service. Technical Preservation Services.
Energy Efficiency

[redacted]
National Park Service. Technical Preservation Services.
New Technologies
www.nps.gov/tps/sustainability/new-technology.htm

[redacted]
National Park Service. Technical Preservation Services.
Case Studies

[redacted]
Research

[redacted]
National Park Service. Technical Preservation Services.
Resources

[redacted]
Weatherization

[redacted]
Sustainability
www.preservationnation.org/issues/sustainability
www.preservationnation.org/issues/sustainability/green-lab/

2 The Preservation Program in Salt Lake City – Defining and Managing Historic Buildings and Districts

Historic Preservation Plan - Draft

The Historic Preservation Plan for Salt Lake City, developed over several years by consultants and the City, establishes city-wide policies, goals, objectives and action priorities for the Historic Preservation Program. This is the first such comprehensive review and evaluation of the program in Salt Lake City, and will provide common direction for future city policy. The Plan is currently (early 2012) in Draft form.

National & Local Register Designations

Like most communities, Salt Lake City has two categories of historic district and landmark sites. It is important to understand and distinguish the city's designation of historic districts through its local ordinance process, from historic designation to the National Register of Historic Places.

National Register of Historic Places

The National Register of Historic Places is a list of sites and properties of historic significance. Properties on the Register may have national significance, but they may also be listed if they have significance at a state or local level. The National Park Service administers the Register. Nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior. Listing in the National Register is a recognition and status that is honorary and does not involve city review of proposed exterior alterations. National Register designation brings recognition, research knowledge and, in appropriate cases for buildings defined as 'contributing,' Federal and State tax incentives.

A sequence of gables and porches create a visual rhythm along the street frontage.

Properties listed on the National Register may be eligible for federal and/or state income tax credit incentives. Additionally, federal actions that may affect these properties must be reviewed for their potential impact. Alterations are not reviewed if the property owner is not seeking income tax incentives or if no federal actions are involved. In such cases, there are no regulations governing compatible alterations, infill or demolition.

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Local Historic Districts

The local designation process is established through the city's zoning ordinance. Criteria for designation are set forth in the City code and designated properties are subject to regulations outlined in the ordinance, including demolition, and design review standards for new construction and exterior alterations to existing buildings. These guidelines inform the design review process for exterior alterations, additions and new construction for local historic districts and City designated landmark buildings, providing detail, clarification and options for the design review standards in the ordinance. They also provide information resource and guidance in planning a project affecting these areas, sites and buildings.

Certified Local Government (CLG) Status

Salt Lake City has agreed to support the principles of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings in a contract with the State Historic Preservation Officer. [See Appendix A and below] In that contract, the city received status as a "Certified Local Government," under the National Historic Preservation Act. This act provides that a local government, when it meets certain guidelines for operation of a preservation program, may become so certified and therefore become eligible for technical and financial assistance to administer its preservation activities.

The low, horizontal lines of bungalow design and its landscaped setting are mutually complementary.

Policies & Ordinance Standards Underlying the Design Guidelines

The forthcoming Historic Preservation Plan will provide comprehensive policy and an implementation action plan for the preservation program in the city, in the light of nationally accepted preservation standards, and an evaluation of the current and potential historic and cultural resources of the city. The residential, commercial and sign design guidelines form a key part of the array of tools available to the City in the role of caring for these assets.

The design guidelines are founded on the goals for preservation as stated in the Salt Lake City Zoning Ordinance Title 21A of the Salt Lake City Code, Chapter 34.020 "Purpose Statement." These preservation goals provide direction to projects affecting landmark sites or within a historic district.

The guidelines are intended to be used in a number of ways. Property owners and architects should use the guidelines when beginning a project. City staff will use the guidelines when advising property owners and in administrative reviews. The Historic Landmark Commission (HLC) will use the guidelines in review when considering the issuance of a Certificate of Appropriateness.

National Park Service, Technical Preservation Services
www.nps.gov/tps/

Interpreting the Standards Bulletins
[illegible]
bulletins.htm

Secretary of the Interior's Standards
[illegible]
www.nps.gov/tps/standards/rehabstandards.htm
www.nps.gov/tps/standards/applying-rehabilitation.htm

Secretary of the Interior's Guidelines
[illegible]
www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf

State Historic Preservation Office, Utah, Certified Local Government
http://heritage.utah.gov/history/slc

The guidelines are based on the criteria and design standards set forth in Chapter 34.020 of Title 21A, of the Salt Lake Code, the city zoning ordinance, which provides for the creation and management of historic preservation overlay districts and landmarks.

The design guidelines, and the ordinance design standards, incorporate principles set out in the Secretary of the Interior's Standards for Treatment of Historic Properties, a nationally accepted set of basic preservation design principles, standards and guidelines. It is the intent of this document to be compatible with the Secretary of the Interior's Standards, and to clarify, amplify and interpret those essential preservation principles, whether at the project planning and design stage, or in the subsequent design review and approval process.

Compliance with the ordinance standards is enforced through the city's permitting and inspection processes, including the building permit review system. Property owners should recognize that most projects require a building permit, which is issued by the city's building official, in addition to the Certificate of Appropriateness that is issued by the HLC, or Planning Division staff on its behalf.

Variation in building forms, massing and materials illustrate some of the city's characteristic architectural exuberance and variety.

National Park Service, Technical Preservation Services, Incentives
www.nps.gov/history/tps/tps/tax-incentives/index.htm

State Historic Preservation Office, Utah Financial Assistance
http://heritage.utah.gov/history/tax-credits

Utah Heritage Foundation, Financial Assistance
www.utahheritagefoundation.com/preservation-resources/financial-resources

Additional Incentives for Preservation

While the economic benefits from historic district status are notable, special incentives also exist to help offset any added costs associated with appropriate rehabilitation. Income tax credits are offered at the state and federal levels for rehabilitation which meets certain standards. There are also tax incentives associated with a façade easement on a historic property. In some cases, the city can provide special zoning incentives and can help to expedite development review associated with preservation projects. There are other city housing programs which provide some financial assistance with rehabilitation projects. Additionally, the Utah Heritage Foundation has a low interest loan program for the rehabilitation of historic properties that meet their eligibility criteria.

Preservation Design Standards & Guidelines

The design standards in the City Ordinance provide the regulatory foundation for the review of proposals affecting the historic sites and districts in the city. [21A.34.020, See Appendix A] They are brief and provide little detail as to their application in the context of the variety of circumstances that occur when designing a particular project, for a particular house, in a particular district. The design guidelines are non-binding and provide the detailed guidance and advice on ways to meet the ordinance standards. They are necessarily flexible, enabling them to relate to conditions which will arise with the unique nature of each project and property. There may be a clear answer to a design issue, or more often there may be more than one answer which safeguards the integrity of the building and/or district. The design guidelines help to define the most appropriate direction/s and answer/s.

3 The Design Guidelines

The City has developed design guidelines for Residential and Commercial buildings and sites, and for Signs, to help interpret the design standards in the Ordinance, and as an information and guidance resource for the community and the City.

These design guidelines apply to construction work associated with locally-designated historic landmarks sites. They also apply to work within locally-designated historic districts in Salt Lake City, including the rehabilitation of historic structures and landscapes, alterations to "noncontributing" buildings, and to new construction. They apply to single family and multi-family buildings, commercial buildings and parks.

The design guidelines for the treatment of historic properties and for new construction within a historic district are based on nationally accepted principles for preservation and apply to designated historic resources across the city.

At the same time, different settlement patterns and historic resources exist within each of the historic districts, and establish a context and character unique to that neighborhood. Variables that define a distinct context may include topography, street pattern, building age, landscape features, and lot size.

Residential guidelines that are tailored to the individual character of each district are included to supplement the information and guidance provided in the city-wide guidelines. Specific residential guidelines are provided for the Avenues, Capitol Hill, South Temple, Central City, and University Historic Districts. Additional residential design guidelines will be developed for each future locally designated district.

The design guidelines for commercial resources and signs address more common issues, and do not have additional guidelines for each historic district.

Why have historic preservation design guidelines?

The design guidelines provide a basis for making informed and consistent decisions about the rehabilitation and treatment of historic resources. They also serve as an informational, educational and planning resource for property owners and their design professionals who seek to make improvements which may affect historic resources.

While the design guidelines are written so that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

The purpose of the guidelines, and the review process through which they are administered, is to explain and promote the sound preservation of the historic and architectural heritage of the city. These resources are fragile, and are consequently vulnerable to inappropriate alteration and demolition.

Pressure exists to alter or demolish historic buildings because the close-in neighborhoods where they are found are again regarded as attractive areas to live and work, and widely appreciated for their rich and unique character. These pressures are increasing as the population grows along the Wasatch Front; as residents face longer commutes, an inner-city location becomes a more attractive alternative.

Passage of the state's Economic Incentives for Historic Preservation bill in 1993, which provides income tax credits for rehabilitation work exceeding $10,000 for residential properties listed on the National Register of Historic Places, has also brought new residents and investors into Salt Lake City's historic neighborhoods.

Basic Preservation Theory

The Concept of Historic Significance

What makes a property historically significant?

In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly is significant. Historic properties must have qualities that give them significance. A property or a district 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 and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places, and
- The age of the site.

The Period of Significance

In most cases, a property is significant because it represents, or is associated with, a particular period in its history. Frequently, this period begins with the construction of a site or building and continues through the peak of its early occupation. Building fabric and features that date from the period of significance typically contribute to the character of the site.

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The Concept of Integrity

In addition to being historically significant, a property also must have integrity.

To have integrity a sufficient percentage of the structure or site must date from the period of significance. The majority of the site's features or the building's structural system and materials should date from the period of significance, and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building. It is these elements that allow a building or district to be identified as representing a particular point or period in the history of the city.

See the links below to the basis of preservation theory and principles which are summarized here.

Historic Preservation Principles

The following preservation principles and practice reflect national philosophy and should be applied to all historic properties in Salt Lake City.

National Park Service, Technical Preservation Services.
www.nps.gov/tps/

Online Training & Information

Secretary of the Interior's Standards
www.nps.gov/tps/standards/four-treatments.htm
www.nps.gov/tps/standards/rehabilitation.pdf

Secretary of the Interior's Guidelines
www.nps.gov/tps/standards/rehabilitation/rehabstand.htm
www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf

State Historic Preservation Office, Utah Financial Assistance
http://heritage.utah.gov/history/taxcredit.c

Respect the historic design character of the building.

Changing the style of the building or making it look older than it really is should be avoided. Confusing the character by mixing elements of different styles would not respect the historic design character of the building.

Seek uses that are compatible with the historic character of the building.

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use that will require minimal alteration to the building and its site. An example of an appropriate adaptive use might be converting a residence into a bed and breakfast establishment. This can often be accomplished without radical external alteration of the original architecture.

Note that the Historic Landmark Commission does not review uses; however, property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the Commission. In addition, the zoning code provides some incentives associated with certain uses and these may require Commission comment.

These uses may aid in interpreting how the building was used historically. Check the zoning code to determine which uses are allowed.

When a more radical change in use is necessary to preserve and keep the building in active service, then those uses that require the least alteration to significant elements are preferred.

It may be, that in order to adapt your building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept might be inappropriate. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new uses.

Note that more radical changes in use can make projects more expensive or result in the loss of significant features. Carefully evaluate the cost of alteration, as adaptation for a radical change may prove too costly, or may destroy too many significant features.

Protect & Maintain Significant Features & Stylistic Elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic material through such simple treatments as rust removal, caulking, limited paint removal and the reapplication of paint.

Preserve Existing Original Site Features or Original Building Materials & Features.

Preserve original site features such as grading, rock walls, etc. Avoid removing or altering original materials and features. Preserve original doors, windows, porches and other architectural features.

Repair Deteriorated Historic Features & Replace Only Those Elements that Cannot be Repaired.

Upgrade existing materials and elements, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the original configuration.

Selecting a Preservation Approach

Each preservation project is unique.

Consequently, a 'one size fits all' set of rules and regulations will only apply in a minority of instances. It may include a variety of treatment techniques, including the repair and replacement of features, and the maintenance of those already in good condition. Some of the basic preservation treatments are described in the section that follows. In each case, it is important to develop an overall strategy for treatment that is based on an analysis of the building and its setting.

This research should begin with an investigation of the history of the property. Research may identify design alterations that have occurred, and may help in developing an understanding of the significance of the building as a whole, as well as its individual components.

This historical research should be followed with an on-site assessment of existing conditions. In this on-site inspection, identify those elements that are original, and those that have been altered. Also determine the condition of individual building components.

Finally, list the requirements for continued use of the property. Is additional space needed? Or should the work focus on preserving and maintaining the existing configuration?

By combining an understanding of the history of the house, its present condition, and the need for actions that will lead into the future, one can then develop a preservation approach. In doing so, consider the definitions of alternative approaches that follow.

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Adaptive Use

Converting a building to a new use, one that is different from that which its design reflects, is considered to be "adaptive use." For example, converting a residential structure to offices is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new functions.

Maintenance

Some work involves keeping a property in good condition by repairing features as or before any deterioration becomes apparent, and using procedures that retain the original character and finish of these features/s. Regular or preventive maintenance is carried out prior to any noticeable deterioration. No alteration or reconstruction is involved. Such work will avoid having to deal with future repairs and is considered "maintenance." Residents are strongly encouraged to maintain their properties in good condition to ensure that more aggressive, and consequently more destructive, expensive, measures of rehabilitation, restoration or reconstruction will not be needed.

Preservation

The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site, is defined as "preservation." It may include initial stabilization work, and minor repair where necessary, as well as ongoing maintenance of the historic building materials and details. Essentially, the property is kept in its current good condition.

Rehabilitation

Rehabilitation is the process of returning a property to a state which makes a contemporary use possible, while still preserving those portions or features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building, and major or minor additions may also occur. Most good preservation projects in Salt Lake City may be considered rehabilitation projects.

Renovation

To renovate means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Restoration

To restore, one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style—either interior or exterior. This process may include the removal of later work or the replacement of missing historic features. A restoration approach is used on missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure, and when the original configuration is accurately documented.

Remodeling

To remake or to make over the design image of a building is to remodel it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. Remodeling is inappropriate for historic buildings in Salt Lake City.

Combining Strategies

Many successful rehabilitation projects that involve historic structures in Salt Lake City may include a combination of preservation, restoration, and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process, missing porch brackets may be replicated in order to restore the original appearance, while existing original dormers may be preserved.

See also Appendix A: Part 2

National Park Service. Technical Preservation Services. Four Approaches to the Treatment of Historic Properties
www.nps.gov/history/hps/tps/standguide/four-treatments.htm

The uniform grid of the City of Zion Plan is readily apparent in this early bird's eye view.

How to Use the Design Guidelines

Arrangement & Format of the Document and Chapters

The Residential Design Guidelines are arranged in four sections. Three sections deal with Rehabilitation, General Issues, New Construction in PART II. Additional design guidelines for each Historic District form the fourth section and PART III of the Handbook.

Within the Rehabilitation section the chapters address specific design characteristics of a historic building, and include several topics within one subject and chapter. The chapters are organized in several sections, including introductory and explanatory information on Context and Character, the overall design objective, and the actual design guidelines, often with illustrations. The chapters also include supplementary resources in the form of additional reference material and suggested maintenance tips.

The guidelines are written to identify what is important and why, when considering a project in a historic district or relating to a city landmark site. They are intended to be informative, and to help with the reasoning and evaluation processes associated with both planning and reviewing a project for sensitivity to its context - whether that context is a building or a district.

The Context and Character paragraphs, the Design Objective, and the specific Design Guideline with its illustrations, all form a part of the guideline and help to determine the most appropriate course of action for a specific circumstance. The process is explained in greater detail below.

Arrangement & Format of Historic District Chapters in the Residential Guidelines

These chapters provide additional guidance for individual residential historic districts and have a different format.

Historic Architectural Character

A general description of the district includes a summary of the history of its development, helping to explain the historic form and character unique to that historic district.

Development Trends

Based on the type of previous development in an area, the City has expectations about future trends in development.

The Characteristics of the District

The key characteristics of the district are summarized to inform future design considerations. This summary provides a context within which alterations, and particularly new construction, should be considered. The objective is to support form, scale and design which are sensitive to the immediate context and the district.

Goals for the District

The district design goals establish the long-range view for the character of the district, and provide a foundation for the design guidelines that follow, like the design objectives in other chapters. In cases where the special conditions in a specific project are such that the accompanying detailed design guidelines do not appear to address the situation directly, then this statement of goals should serve as the basis for determining the appropriateness of the proposed work or direction.

The Design Guidelines

The design guidelines are arranged in several sections, which include Streetscape Features, Site and Landscape Design Features, Architectural Features and Appropriateness of Use. Design guidelines are identified in bold within each section, and each guideline may have one or more associated bullet point/s to clarify the application of the guideline. The guidelines are also numbered to provide specific reference in the review process. The city should assess whether these guidelines and goals have been adequately met in consideration of a Certificate of Appropriateness for the proposed work.

Governor's Mansion Carriage House Utah Heritage Award recipient 2012

Format of a Design Guideline

The design guidelines' format and structure establish a hierarchical framework that provides general and detailed design advice and also design options where the design guideline readily relates to the circumstances of the project, the site or building. Where the relationship is less obvious, on the other hand, and the specific guideline/s do not directly address the individual circumstances of the case, the design objective and the context character definition discussion immediately preceding the guideline/s, provide general a direction on the design intent and appropriate solutions.

Each design guideline in the document typically will have five components.

1. Context Character Definition

This component describes the elements of the character of the building and/or its setting or context that are most important to retain, if the integrity of the building or district is to be preserved. This may include technical information, such as factors associated with the preservation of a historic building material, for example, as well as general preservation theory that is relevant to the topic at hand.

The guidelines and their associated context character definitions in each chapter may be divided into pertinent sub-topics. For example, in the chapter addressing Site Features, the topic "Walkways," is among those discussed. This organization allows the user to select rapidly the specific design topics within a section that are most relevant.

This discussion provides the rationale and foundation for the Design Objective.

Design Guideline Format - Example

Chapter 1. Site Features

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.

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.

The tone retaining wall supporting an ornate historic iron fence contributes significantly to the character of the streetscape.

Masonry Retaining Walls

Sandstone 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.

Each design Guideline in the document typically will have five components.

2. Design Objective

Drawing upon existing character and/or the desired condition of the design element/s or context, the design objective is a statement of intent for the treatment of the design feature or characteristic. In cases in which special conditions in a specific project are such that the detailed design guideline/s that follow do not appear to address the situation directly, then the design objective provides a basis and direction for determining the appropriateness of the proposed work.

3. Design Guidelines

The design guideline is typically performance-oriented and describes a desired design treatment. There may be one or more design guidelines for each design topic.

4. Design Guideline Application Points

Additional information about application of the guideline appears in bullet points, and may include expanded explanation of the guideline, suggestions on how to meet the guideline objective, or additional application points to consider.

5. Design Guideline Illustrations

Illustrations clarify the intent of the guideline; captions highlight particular points or examples.

Maintenance Tips

A 'side bar' in many chapters provides Maintenance Tips for the homeowner as points or matters to consider in the regular upkeep of a building. Regular maintenance will reinvest in the unique qualities of the property and keep the finishes and details in good repair, while avoiding subsequent, and more expensive, repair or replacement.

Additional Information

A further 'side bar' in each chapter provides a brief list of other publications and weblinks as a resource for owners, designers and builders. These references may provide more background on a topic or detailed 'how to' instruction.

Some additional information and considerations are provided for Historic Class and Color, in Ch.3 Windows and Ch.11 General Issues. This information does not form part of the review process for the ordinance design standards, and is provided to supplement an understanding of these matters. This informational text is differentiated in dark red.

Additional Information

Murtagh, William J. Keeping Time: The History and Theory of Preservation in America. Pittstown, New Jersey: The Main Street Press. 1988.

Design Guidelines Resources - Information + Maintenance Tips - Example

Chapter 5. Porches

Additional Information

Maintenance Tips

Additional Information

Massey, James C. and Shirley Maxwell. "Reading the Old House" and "Sleeping Porches." Old House Journal. July/August 1995.

Maintenance Tips for Porches

- *Maintain drainage off of the main roof of the house, as well as off of the roof of the porch.*
- *Channel water away from the foundation of the porch.*
- *Maintain a good coat of paint on all exposed surfaces.*

4 Historic Context & Architectural Styles

Introduction

Salt Lake City contains a multitude of architectural styles. This rich architectural heritage enhances the city, establishes its identity and provides a strong "sense of place." It also provides clues about the evolution of Salt Lake City, in terms of the sequence of development in different neighborhoods.

This chapter provides a brief overview of various historic styles found in Salt Lake City. While this section makes reference to a wide range of styles found here, it is not exhaustive. Architectural styles may exist that are not included in this section.

Property owners should review these descriptions carefully. In many cases the design guidelines that follow make reference to the characteristics of styles that are presented in this chapter. In some cases, specific design guidance is included in the style description, depending on the prevalence of the style being described. For example, the section on Bungalows provides special guidance because the bungalow is a prevalent building type in many historic districts in Salt Lake City. The homeowner is encouraged to use the styles section in analyzing the overall historic character of his/her building, as well as distinguishing its character-defining features. This approach should aid the homeowner in choosing an appropriate design solution for any proposed work.

Historic Overview of Salt Lake City

The story of Salt Lake City's architectural past begins with its physical layout, which loosely conformed to Joseph Smith's Plat of the City of Zion. Salt Lake City was divided into blocks of 10 acres, with a block in the center reserved for the temple and wide streets of 132 feet. The blocks were divided into 8 lots of 1.25 acres each, enough to accommodate a family and the agricultural needs of everyday living, such as a vegetable garden, fruit trees and a few livestock and chickens. Residents travelled beyond the city wall at 900 South to farm the land that leaders of the Church of Jesus Christ of Latter Day Saints had assigned to them; resources such as timber and water were communally owned. This system was designed to establish an efficient use of land and prevent social isolation. Although the blocks were later subdivided into smaller parcels and any semblance to its early appearance as an agrarian village has long disappeared, Salt Lake City's orderly pattern and wide streets identify a planned community from its inception.

As in any new settlement isolated from an industrial society, the early residents were driven by expediency and thrift when it came to providing permanent shelter. Dwellings were simple; ornamentation was sparse, and floor plans consisted of a "double pen," "hall parlor," or a "central hall" arrangement. Their symmetry, balance, and simplicity displayed at a very basic level the classicism associated with the Greek Revival style.

Adobe, rather than wood, was the predominant material in the Salt Lake valley from 1847 until fired bricks became available in the 1860s. We tend to forget this because so few adobe structures from this period have survived and because log cabins are so lovingly presented in public places. None other than Brigham Young, however, admonished against the use of logs, stating that "log buildings do not make a sightly city." While adobe had the disadvantage that it could not withstand poor weather and did not lend itself to complicated construction, it was cheap, if not free, and didn't require skilled labor. It was used not only for homes, but also for outbuildings, such as barns and sheds, and also for public buildings, such as Social Hall.

While the initial village layout prevailed, both physically and socially, throughout the 1860s, the city began to push beyond its original boundaries. The establishment of Fort Douglas in 1862, the activity of the Red Butte quarry, and the moving of the slaughter yards in 1860 to the mouth of Dry Canyon, drew residents eastward. Residents also began to consider moving to the lower slopes of the Avenues and Capitol Hill to escape the noise and confusion of Main Street and South Temple; they had become busy thorough-fares, as merchants travelled between the Fort and downtown. Gradually people began to use fired brick instead of adobe.

The biggest factor that affected architecture, however, was the completion of the trans-continental railroad in 1869. The built domain began to reflect Salt Lake City's new link to the outside world. Now residents had access to the building guides, pattern books and home magazines used nationally, as well as the necessary materials to construct the homes promoted in the literature.

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4 Historic Context and Architectural Styles

The railroad was the first important step that enabled Salt Lake residents to keep pace with the architectural mainstream. Access to national markets made for a more complex economy, one based on cash, rather than trade, and based on capitalism, instead of subsistence. Most notably for the territory, it opened up the mining industry. In response to this economic development, Salt Lake City became more urban within a decade. A variety of styles, such as the Second Empire, Italianate, and Gothic Revival and the Queen Anne were used; builders quickly produced the complicated floor plans, asymmetrical facades and mass-produced ornamentation that were used in the late Victorian era.

The growth of the city led to municipal improvements such as better water distribution, the installation of gas lamps and electric street lights and a mass transportation system using electric railway cars. This last development enabled people to live increasingly farther from where they worked and resulted in the development of "streetcar suburbs," especially in the area southeast of Liberty Park. Class differences emerged and characterized many neighborhoods. In general, working class residents lived in Central City and west of the railroad tracks. Professional, middle class people chose the Avenues and outlying suburbs in which to build or purchase homes — more expensive real estate because it was quieter and located on the benches, out of the smog. By the end of the 1880s, Salt Lake City had made the transition from a theocratic utopia to a regional center, one that looked like many other communities west of the Mississippi.

Also by this time, Salt Lake City was home to several millionaires who had made great fortunes in mining and other industrial pursuits. They built imposing residences, usually in classical styles such as Renaissance, Classical and Georgian revival. Although several still stand in Central City, Capitol Hill, and the Avenues, the most lavish were located on South Temple. Salt Lake's prosperity attracted architects such as Richard Kletting, Walter Ware, and Frederick Albert Hale. Their professional training and experience coupled with their clients' means led to a new, more sophisticated approach to architecture. During the period from about 1895 to 1915 these architects and others designed structures to house the new state's institutions, such as the State Capitol, the public Library (later the planetarium and now O.C. Tanner) and the University of Utah in its current location, as well as clubs such as the Alta and University clubs (the latter demolished in the 1960s) in which people could separate themselves socially from the rest of society. The Salt Lake Temple was completed in 1893; the construction of the Cathedral of the Madeleine and the First Presbyterian Church announced that other faiths had a permanent stake in the city.

PART I Preservation in Salt Lake City

Concurrently, a steady influx of new residents provided a healthy market for residential development at the lower end. This occurred both at corporate and individual levels. James Anderson founded the Anderson Realty Investment Corporation in 1892 and constructed many Victorian Eclectic houses, several of which can be seen along 300 South between 600 and 700 East. These were substantial, two story structures with a boxy shape that Anderson could build for about $3,200 and sell quickly at almost twice the price. Occasionally widows would subdivide their property and build two or three houses next door in order to get a monthly income and make a capital investment. Such homes — either of professional developers or individuals — adhered to no particular style and were designed according to the whim of the owner. They might be a bungalow, a Foursquare or "box" type or display a Victorian influence.

About 1900, developers began to invest in large apartment buildings. This was a new building type for Salt Lake City — one that created a more urban landscape and indicated a substantial shift in demographics. They attracted a variety of residents: the wealthy who didn't want the trouble of owning a house; the widowed who didn't need the space of a house, and people just starting out, who couldn't afford a house. W.C.A. Vissing constructed several buildings for the Covey Investment Company and was the city's most prolific apartment builder. Elegant apartment buildings, such as the Maryland, were constructed on South Temple, while others, less prestigious but still comfortable, were located east and north of downtown and in the Avenues.

Bungalows and Period Revival cottages dominated the residential building scene from the end of World War I through the 1920s but with the onset of the Great Depression, the construction industry ground to a halt. The few people who could afford to build a new home generally picked traditional designs, such as the Cape Cod cottage or a revival style, such as Dutch Colonial. In rare instances the International or Art Moderne styles were used.

After World War II birth rates soared. Construction boomed and new subdivisions were developed. Unprecedented numbers of people could afford cars and the many new consumer goods that flooded the market. With the rise of the automobile, the popularity of the new suburb, and the encroachment of commercial development east of downtown, many of Salt Lake's older neighborhoods began to decline. But as usual, this trend reversed. People grew weary of commuting and were disturbed by the demolition of irreplaceable landmarks. A preservation ethic emerged and slowly people began to take a second look at the city's old buildings. They painstakingly restored historic homes and in the process, revitalized neighborhoods. Today, these neighborhoods are Salt Lake City's most desirable real estate. Much has been lost but even more has been saved.

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Classical

c. 1851-1885

Although long out of fashion in the eastern half of the United States, variants of the classical styles, Georgian, Federal and particularly Greek Revival, continued to be popular in Utah into the 1880s. They were familiar styles to pioneers arriving from New England, upstate New York and the Midwest. These styles are characterized by their symmetry and the use of classical features: a wide frieze or fascia at the cornice, pediments over the windows or doors and round columns on porches. The homes from this period are generally side-gabled, so that when viewed from the side they resemble small temples. Alternatively they sometimes have one-story, shed-roof additions at the rear for a "salt-box" profile.

Characteristics

- usually side-gabled massing, one or two rooms deep
- one or two stories
- symmetrical facade, with the entrance in the middle
- stone foundations
- smooth plaster walls or clapboard siding
- two-over-two or one-over-one, double-hung windows
- wood cornices and fascia
- stone, projecting window sills
- low-pitch roof with cornice returns
- divided transoms over the doorways
- one-story, shed-roof addition at rear

Classical porch, at central entry.

This is an unusual example of a front facing Greek Revival style building in the Capitol Hill Historic District. Despite the rarity of its orientation, its massing, stucco finish, pronounced wood cornices and fascia are clearly in keeping with this style and period.

Gothic Revival

Picturesque

c. 1865-1885

Nationally, Picturesque styles – especially the Gothic Revival and the Italianate – represented in part a rejection of the Greek Revival, which was seen as being too discordant with the landscape and not easy to remodel, especially for additions. During the 1830s, a group of influential reformers called for a house style that would reinforce righteous living, that would help shore up Americans in the face of social upheaval caused by westward expansion and industrialization. Reformers wrote about residential architecture in terms of morality, and different styles were described as dishonest or honest. Locally, residents might have been aware of the theory behind the promotion of these styles, but it is more likely they represented something fashionable, that was newly available. The use of the Picturesque styles pushed Salt Lake citizens a little closer to the American mainstream, after enduring two decades of isolation.

Gothic Revival

c. 1865-1880

According to Utah's Historic Architecture, 1847-1940, (Carter & Goss, 1998) the Gothic Revival style was most popular in Utah during the 1870s, and in a broader context, was part of the Romantic movement that valued emotion over rational thought. As a rejection of classicism the most vocal proponent of this style, Andrew Jackson Downing, emphasized vertical lines, deep colors and the use of applied ornament. Few such homes exist in Salt Lake's historic districts but, because this style is so unique in this area, they greatly contribute to the architectural texture and richness of the city. Three can be found along Quince Street in the Capitol Hill Historic District; another, built in 1860, is located on B Street in the Avenues Historic District.

Gothic Revival

Characteristics

- steeply pitched roof
- cross gable roof plan, or
- side gable roof plan with central cross gable over the door
- clapboard or plaster siding
- quoins
- decorative barge board along eaves of main gables and dormers
- two-over-two, double-hung sash windows
- pediments over windows
- bay windows
- lancet windows
- elaborate porch railings: turned posts, cut-out boards

Italianate

Italianate

c. 1870-95

The Italianate style was introduced by Andrew Jackson Downing in his 1850 publication, The Architecture of Country Houses. He extolled the virtues of the Gothic Revival, but offered the "villa," a version based on Italian country houses that veered more toward classicism and did not have the religious overtones of the Gothic Revival. The style was used in Salt Lake after 1870, but it was not widely used and few examples remain.

Characteristics

- brick, wood clapboard, stucco
- double-hung, narrow windows, often with round arch heads
- window panes are either one-over-one or two-over-two
- protruding sills
- ornate treatment of the eaves, including the use of brackets, modillions and dentil courses
- low-pitched, hipped roof
- blocky, cube shape, with a side-passage plan, or cross-gable
- bay windows, often rectangular in shape
- quoins
- cresting
- transom, often curved, above the front door
- ornate porch treatment, with round columns or square posts, and bargeboard ornament

Second Empire

c. 1870-1890

The Second Empire refers to the French reign of Louis Napoleon, the grand-nephew of Napoleon Bonaparte, who ruled from 1852 to 1870. In both France and America, the Second Empire style coincided with a period of prosperity and materialism, and was associated with urbanity and cosmopolitan society. In many cities in the United States it was used for government structures, but it was popular for residences as well. Classical details, such as quoins, round columns and heavy friezes were often used; however, there was usually so much going on that Second Empire buildings, at least high-style examples, took on a life of their own. Extant Second Empire houses in Salt Lake were constructed of brick and wood, and thus do not have the rich, sculptural wall texture found in examples in other parts of the country. Instead, builders and architects achieved the exuberance of this style by using asymmetrical and complicated massing, and by applying plenty of ornament: cresting, railings, and moldings.

Second Empire

Characteristics

- steeply pitched, mansard roof
- roof can be either straight or concave, and is interrupted by dormers
- complex massing forms
- brick, stucco or wood clapboard
- wrought-iron ornament, such as cresting on roof or heavy, ornate iron fencing
- wide eaves, often with modillions
- corbelled chimney
- dormers with heavy moldings
- double-hung windows, either one-over-one or two-over-two lights
- hood moldings over the windows
- sandstone foundation and porch steps

Victorian Era

c. 1870-1910

Technically the word "Victorian" refers to the long reign of Queen Victoria, which lasted from 1837 to 1901 and encompassed the rich variety of architectural styles that were popular during the nineteenth century. Architecturally the word "Victorian" evokes the complexity and irregularity seen in the massing and materials of modest homes to large mansions. The use of Victorian era styles in Salt Lake City became available with the advent of rail transportation; access to national markets and culture was reflected in its architecture.

Three specific styles popular during this period are discussed below; other examples, such as the Richardsonian Romanesque, Eastlake and Stick style can be found in Salt Lake's historic districts but not in great quantity. (For more information about these styles, refer to Utah's Historic Architecture or A Field Guide to American Houses.) The majority of Salt Lake's "Victorian" houses do not represent pure examples of anything; simply describing a house built in Salt Lake after 1880 as "Victorian" can be misleading because residents and builders tended to take elements from one style and mix with another. Still, among most Salt Lake residents the term conjures up the image of a house built about 1890, either one or two story, with an asymmetrical form, a steeply-pitched roof and "lots of gingerbread." No matter if the house is Queen Anne, Shingle, "eclectic" or "transitional," if it can truly be termed "Victorian" it will have several of the following characteristics:

Complex Massing

The massing of Victorian era homes is often a profusion of towers, turrets, dormers, gables, bay windows and porches. Even small homes look complicated through the use of a cross-wing floor plan and roofs with a variety of planes and slopes.

Surface Ornamentation and Materials

Because fired brick was the most commonly used building material from 1865 on, Victorian era homes in Salt Lake do not display the abundance of wall decoration as those in cities where wood construction predominated. Still, Salt Lake Victorian era structures display a variety of materials.

- Shingles are the most commonly used embellishment on Victorian era homes in Salt Lake, especially in gable ends and dormer walls.
- Horizontal wood siding, although also used during other periods, can be seen on Victorian era homes. The siding has a crispness that gives the building a repetition of light and shadow that is texturally rich.

- Fancy scroll cut wood work, especially around gables and porches.
- Ornamental brick work, such as corbelling and rows of soldier bricks as lintels.
- Use of wrought or cast iron as cresting along ridge lines or as railings and fencing. The metal was heavy, in a complicated pattern, and was generally found in more prestigious structures and sites. In contrast the "licorice stick" porch supports and railing that became popular in the 1950s had a negative effect on historic character.
- Use of stone for foundations (sandstone, in a variety of colors and qualities, is the most common).
- Combinations of materials. For example, horizontal siding can be seen on the first story and shingles are used on the second. A very common combination is the use of sandstone for the foundation, the use of fired brick on the walls, and wooden shingles in the gable ends.

Victorian Eclectic

Classical details combined with Victorian Eclectic massing

Windows

- The standard window in a Victorian era house is the double-hung sash, made of wood.
- A large, plate-glass window with a fixed transom, often with leaded or stained glass, is commonly used in the front of the house. These are sometimes flanked by narrower windows that are usually in a one-over-one configuration.
- Palladian and oval windows are frequently used in the gable ends.
- Windows are often grouped in thirds (tripartite) in varying combinations.

Plate glass window with leaded glass transom

Palladian window

Victorian Eclectic

Victorian Eclectic

c. 1885-1910

As Thomas Carter and Peter Goss point out in *Utah's Historic Architecture, 1847-1940*, "Victorian Eclectic is less a distinct style than an amalgamation of elements from many popular nineteenth century styles." It often has a massing defined by the Utah State Historic Preservation Office as a "central block with projecting wings"--a central cube with a hipped roof from which a shallow gabled wing projects. Thousands of examples of the one-story form can be seen throughout Utah, but many two-story examples can be found as well.

Characteristics

- hipped roof over the main block; projecting wing with front-facing gable
- porch with shed roof on one-story; often a gable on two-story examples
- usually round columns
- tripartite, often Palladian window in upper story of gable
- tripartite division of windows on projecting wing

Queen Anne

c. 1885-1905

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture that proceeded its namesake's reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures, and a desire to bring about a close relationship of architecture and ornament.

In the United States, it developed from a desire to identify a national style. Both the Centennial Exposition, held in Philadelphia in 1876, and the popularity of New England coastal towns, exposed Americans to their colonial, vernacular architectural past. The wood clapboard and shingle houses that were constructed in eastern Massachusetts during the seventeenth and early eighteenth centuries brought about the usual longing of security and simplicity that earlier ages always evoke, and were all the more appealing because they were seen as pure "American." The new Queen Anne style used the broad gables, long sloping roofs and small pane windows of these early houses for the exterior, while giant hearths inglenooks and spacious, inviting halls influenced interior design. The style introduced a new kind of open planning and a new way of massing volumes of space; it was inherently eclectic and became available to homeowners of all income levels.

Queen Anne with turret

Characteristics

- irregular, asymmetrical massing
- use of bay windows, towers, turrets, dormers, gables — anything that protrudes from the wall and the roof
- use of varying wall textures
- use of ornament: wooden scroll work on porches and gables, complicated brick patterns, ornate metal railings
- windows with leaded or stained glass
- windows with large panes of glass surrounded by small panes
- tall brick chimneys

Shingle Style

Shingle

c. 1885-1900

The Shingle style is closely related to the Queen Anne and the Colonial Revival styles in the use of asymmetrical massing, broad front porches and window treatments. Its defining characteristic is the extensive use of shingles. The Shingle style can be seen on high-style, architect-designed homes; it was not used for more modest homes.

Characteristics

- structure is almost entirely clad with shingles
- secondary materials include sandstone foundations and wood for windows and trim
- large, dominant front gable
- asymmetrical massing, including the use of towers, dormers and eyebrow windows
- the porch is a prominent feature that is tucked under the main roof line
- use of classical features, such as round columns on porches, one-over-one double-hung sash windows, and Palladian windows

Period Revival

c. 1890-1940

Period Revival styles encompass the reworked versions of the Spanish Colonial, the English Tudor, French Norman, and classically-inspired architecture, along with many other variants used throughout the country's colonial history. With the exception of the Neoclassical, which was generally reserved for mansions, period revival styles lent themselves well to designs for modest homes, and offered an alternative to the bungalow. Developers and builders found that evoking a cozy image of the past sold well, and that revival styles satisfied the need of home buyers to conform to tradition, while making use of contemporary convenience and floor plans, such as the L-shaped living room. Several neighborhoods in Salt Lake were constructed with rows of period revival "cottages" - such as the area near the 1500 South and 1500 East intersection - in the same way that scores of bungalows were used in subdivisions surrounding Liberty Park. However, many Period Revival styles, especially the Spanish Colonial and the English Tudor, are less common in specific local historic districts because the development of these areas occurred prior to the popularity of these styles. Period Revival homes are more common in districts which developed after the turn of the century, such as the University district.

Spanish Colonial Revival

Spanish Colonial Revival

c. 1915-1935

This style was popularized by the Panama-California Exposition, held in San Diego in 1915. The exposition was widely publicized, and the use of architectural examples from the Spanish Colonies encouraged Americans to realize that their country had a rich Spanish heritage, as well as an Anglo-Saxon past. Several modest and high-style examples of this style exist in the historic districts.

Characteristics

- use of stucco, often with a textured pattern
- use of tile roofs, usually red
- use of wrought-iron for balcony and porch railings
- decorative wall surfaces, using tile or low-relief terra-cotta sculpture
- round-arched openings

Tudor Revival

(c. 1915-1935)

As with many styles, the Tudor Revival does not adhere to the source of its inspiration, that of sixteenth-century English architecture, but instead is a mixture of elements from an American image of medieval forms that resulted in something "quaint." The development of the Tudor Revival style was associated with the Arts and Crafts movement, in which medieval architecture and crafts were valued as a rejection of the industrialized age. Ironically, the popularity of the style was due in large part to its exposure through mail-order catalogues such as Sears Roebuck and the Aladdin Company, in which parts of the house were pre-assembled and shipped by rail anywhere in the United States. The style was used extensively during the 1920s and 1930s; it was used both in large, formal examples (particularly in the University Historic District) and for smaller, modest homes.

Tudor Revival

Characteristics

- steeply pitched roof
- cross-gabled roof lines
- decorative half-timbering
- decorative masonry
- arched doorways
- casement windows, often with leaded, diamond panes
- projecting entryway that follows slope of front gable
- rolled edges on roofing (an attempt to imitate thatch)
- use of stucco or brick

Colonial Revival

Dutch Colonial Revival

Colonial Revival

c. 1890-1940

"Colonial Revival" encompasses many variants of residential architecture used from about the turn of the century through the 1930s, and was especially popular during the teens. It can apply to a Georgian Revival mansion, a Neoclassical home, a Dutch Colonial house or a structure in which elements of several of these styles were used. Massing forms vary but they often have classical details, such as dentil moldings, pediments over the doorways, round columns and lunette windows.

Dutch Colonial Revival

c. 1890-1915

The "Dutch Colonial Revival," style has a gambrel roof form. This style is closely allied with the Shingle and the Queen Anne styles. The details, such as the window pattern, porches and materials are very similar.

- gambrel roof - both side-and front-facing variations can be found
- shingle gable end
- two story
- prominent front porch, with classically-detailed porch supports and plain balustrades
- double-hung sash windows, with either single panes or multiple panes in the upper light
- lunette windows in the upper gable
- large, single pane windows with a fixed transom on the first story

Georgian Revival

c. 1895-1930

- usually large, elaborate
- brick (often red) or wood clapboard
- ornate moldings, such as dentils and modillions
- round columns with complex capitals
- hipped roofs with shallow pitches
- dormers
- double-hung windows, either one-over-one, six-over-one or six-over-six
- low porch railings with turned balusters
- prominent center window on second story, often arched or curved
- quoins
- shutters

Georgian Revival

Neoclassical Revival

c. 1895-1925

- full-height porch with a pediment, round columns with complex capitals. In some instances the porches are curved porticoes
- hipped roofs
- eaves with dentils, modillions, prominent frieze
- shutters
- panelled doors surrounded by pilasters and a pediment
- double-hung windows; usually one-over-one, but sometimes six-over-six or six-over-one
- low porch rails with turned balusters

Neoclassical

The Foursquare

The "Foursquare," also known as "the Box"

c. 1895-1918

The Foursquare, also known as "the box," is really more of a type or a form than a style, and architectural historians differ as to its origins. Some say that it is a descendent of the classical styles that were popular in the United States during the late 17th and 18th centuries because of their blocky shape and hipped roofs. These early houses, however, were wide and two rooms deep and not suitable for urban lots one hundred years later. The Foursquare was thus devised to adapt to narrow parcels of land. Other historians claim that it is merely a transition between the Victorian era and the bungalow – lacking the fussiness of the former but not achieving the cozy, earth-hugging quality of the latter. Mail order catalogs disseminated the style from 1900 to the 1930s, throughout the country. Salt Lake City has numerous examples, and this style is especially prevalent in the Avenues, and in the blocks east of 1000 East on South Temple.

Characteristics

- looks like a box
- low-pitched hipped roof
- one-over-one, double-hung windows, or
- one-light, fixed window; with fixed transom
- prominent lintels and sills
- full, open porch
- wide eaves
- brackets in some instances
- dormers: shed roof, hipped (with a low pitch), gabled (sometimes with a pediment)
- outside siding: wood clapboard, stucco, brick. Dormer walls shingled in Craftsman examples.
- rare examples have quoins
- concrete or brick foundation
- rear, frame, shed roof addition (or secondary space) at rear
- if Classical or Colonial Revival: vertical rail balustrade on porch, round porch columns with Doric capitals that are sometimes doubled and a broad fascia that is an entablature
- if Craftsman, porch has square posts, tapered arched openings, brick pony walls

Because of its simplicity, the Foursquare lends itself to many styles. With thick square posts and exposed rafters it take on a Craftsman tone. With rounded porch columns and a pediment on the porch roof it becomes classical.

The Bungalow

c. 1905-1925

Like the term "Foursquare," the word "bungalow" denotes a type rather than a style. The word probably comes from a type of East Indian dwelling with broad verandas. Its immense popularity in the United States springs from a rejection of the constraints of the Victorian era, from the Arts and Crafts movement, and from the fact that it lent itself well to both modest and impressive house designs.

Although bungalows display a variety of materials and details, they are easily recognized by their wide, low-pitched roofs and broad front porches that create a deep, recessed space. Many bungalows fall readily into the Arts and Crafts categories, with exposed brackets and rafters, the use of "art" glass in windows and the combination of different textures, such as cobblestone and shingles. Others represent scaled-down Prairie-style versions, with low-pitched roofs, broad eaves and simple geometric shapes that provide an overall horizontal appearance.

Thousands of the second type were built in new subdivisions in Salt Lake City about 1910. These are especially prevalent east, west and south of Liberty Park. Examples of Prairie-style bungalows occur in the city's historic districts, but by the time the bungalow appeared there was not enough undeveloped land in the established neighborhoods to build rows and rows of them. Even when scattered among older structures, they represent an important era in the city's architectural development, continuing to evoke their original intent: comfortable, informal living.

Characteristics

- a rectangular plan with one or two stories
- different roof types: a more steeply pitched roof with the ridge line parallel to the street that covers a porch extending the full width of the house and hip-roofs with a shallow pitch
- exposed rafters, brackets — anything to evoke the structural composition of the building
- brick, wood shingle or clapboard siding
- broad eaves
- thick, tapered porch posts
- rectangular bay windows
- casement windows
- large, plate glass windows
- wing walls on the porch
- dormers that follow the line of the roof
- use of cobblestone
- concrete cap around porch wall
- both sandstone and concrete foundations were historically used on bungalows. Concrete foundations generally extend one to two inches beyond the exterior wall.

Bungalow with projecting porch

Bungalow with inset porch

Wall Materials

- Many materials were historically used on bungalows.
- Arts and Crafts bungalows often had wooden shingles or shakes, cobblestone and brick.
- Prairie-style bungalows were usually brick, and sometimes had a brick wainscoting with stucco above.
- Although a variety of materials were often used on the same house, too many materials can ruin the simplicity that is an inherent characteristic of the bungalow. Shingles, for example, would be inappropriate on Prairie-style bungalow.

Windows

Many different window types are appropriate for bungalows. Solutions will depend on what style the bungalow is and where the window is located on the house.

Arts and Crafts

These windows are generally more complex than those of the Prairie style.

- Tripartite (divided into thirds) arrangements: two long windows flanking a wider central window which has a transom; windows of an even size, either aligned vertically or horizontally.
- Small paned windows. These are frequently seen in attic windows, in transoms and in the upper sashes of single hung windows.
- Casement. Probably not as prevalent in Arts and Crafts, but still appropriate.

Prairie

- Large, plate glass windows are appropriate for this style.
- Casement windows are a hallmark of this style, and are appropriate. Single or double-hung windows can also be used.
- Long, wide concrete lintels and sills are frequently seen on this style; these features should be retained.

Doors

The doors of bungalows often imitate the geometric qualities found with this house type.

- Historically the doors are wooden with panels and windows in the upper third.
- Sidelights were occasionally used, but are not a common feature. If they exist, they should be retained.
- Doors with Victorian era elements, such as ovals or frosted glass, are not in keeping with the bungalow style.
- Heavy, elaborate storm doors should not be used.

Prairie-style bungalow.

Porch columns with Arts and Crafts details, rafter tails.

Bungalow with Arts and Crafts details.

Arts and Crafts style bungalow with rock porch piers.

Porches

- Along with the wide eaves and the broad roof form, the wide, prominent porch is the most important feature of the bungalow, and should be maintained.
- Posts vary, and include tapered, square or round columns. Materials can be brick; brick to the rail level with wood above; stucco; wood; and for Arts and Crafts bungalows, cobblestone and shingles. Again, too many materials can overwhelm the design.
- Railings also took on different forms. Balusters could be wooden 2 by 2's, spaced about 2 inches apart. They could be flat with a "cut-out" shape. The wall around the porch could also be brick, particularly appropriate for Prairie-style bungalows; or if the house was shingled, the porch wall might also be shingled. In a few instances, a heavy, curved wrought-iron was used.

Modern

The modern styles discussed below originate from a variety of sources, but overall the impetus for the "modern" styles was a rejection of all historical references. Proponents of modernity did not differ from reformers of other eras in their desire to use design to address social issues, but they distinguished themselves by shunning the past as well as cultural or national contexts. Additionally, modern architects stressed the emphasis on volume and the inherent value and elegance of materials. Architects had new structural options, primarily the steel frame and reinforced concrete. They could use flat roofs, greater window space and cantilevered elements. They embraced new technology and "the machine age," and their imprint has had a profound effect on American architecture and urbanism.

International Style

International

c. 1930-1940

The use of the words "international style" refers to the title of the exhibit promoted by the Museum of Modern Art in New York City in 1931 presenting the work of forty architects from fifteen countries. It has become synonymous with modern styles and post-World War II architecture.

Characteristics

- flat roofs
- an emphasis on volume, rather than mass, most often expressed through an extensive use of glass and angular, horizontal shapes
- asymmetrical facades
- corner windows
- metal casement windows, often multi-paned
- metal pipes used for balusters
- no surface ornamentation
- an attempt to create smooth wall surfaces, although brick, as the predominant Utah material, was often used

Art Moderne

Art Moderne

c. 1930-1940

Often closely related to the International Style in appearance, the Art Moderne was devised as a way of incorporating the machine aesthetic into architecture, in the sense that buildings could emulate motion and efficiency. It is also referred to as the Streamlined Moderne, and always carried the aura of the futuristic. Whatever the term, in this case architecture followed industrial design, as "the slick look" was used for everything from irons to baby carriages.

Characteristics

- an asymmetrical facade, with a combination of rounded corners and angular shapes
- use of glass block
- use of metal sash windows with small panes, often placed at corners
- horizontal bands at the cornice, referred to as "speed bands"
- references to ocean lines, as in the use of "porthole" windows and metal railings

Post-War

Post-War Cottage

c. 1930-1950

The Post-War Cottage (sometimes referred to as a "Cape Cod cottage" or a "World War II-Era cottage) is often considered as a sub-category of the Colonial Revival. They mark a transition between the Colonial Revival examples constructed before the war and the ubiquitous ranch type homes built afterwards. Because of their relatively recent construction many people have a difficult time thinking of them as "historic," but in most instances they have met the fifty-year mark establishing significance, and their distinctive characteristics (listed below) make these buildings worthy of a sensitive and appropriate preservation approach.

- brick, shingles or wood clapboard
- panelled door, surrounded by pilasters and an entablature
- small entrance porch with round columns with a simple capital
- double-hung windows, often with six-over-six lights
- alternatively multi-pane metal sash windows
- shutters dormers on front roof slope

Cape-Cod Cottage

Detail on a Post-War Cottage

Ranch Style House

Ranch

c. 1946-1970

The ranch style, with its roomy interior and "easy living" connotation, appealed to the post-World War II generation. Because of the Depression and the war, Americans had been deprived of consumer goods for fifteen years. During this period the home-building industry was at a standstill, but after 1945, the pent-up demand, coupled with the provisions of the G.I. Bill, led to an explosion of single-family home construction. Sometimes referred to as a "rambler," ranch style homes were built in great quantities. Not many can be seen in the city's historic districts because the style achieved popularity after their development; instead, they were built as infill housing.

Characteristics

- flat or slightly pitched roof
- prominent, built-in garages
- one story
- decorative iron or wooden porch supports
- asymmetrical massing and forms
- metal or wood window frames
- use of flagstone for decorative purposes, such as planter boxes

GSBS

Multi-Family Structures

The construction of apartment buildings at the turn of the century represented one indication of the urbanization of Salt Lake City. An article in the Salt Lake Tribune in 1902 stated:

> "It is generally recognized by farseeing investors that the period of cottages in Salt Lake has reached its highest point and the period of flat buildings, marking another stage in the evolution from town to city, has just begun." (July 27, 1902, p. 32)

During the period from 1902 to 1931, at least 180 apartment buildings were constructed in the central city (including the Avenues) sections of Salt Lake. They did not house the inner city poor; rather, occupants included members of the middle-class who were either at a transient period of their lives, or as a choice of longer-term residence: unmarried young adults, widows, childless couples, retired workers and people starting new careers.

The Kensington Apartments were constructed about 1905, and represent a type of apartment known as a "walk-up."

All of the apartment buildings had fired brick exteriors and were usually at least three stories tall. Prior to World War I, "walk-up" apartments were the norm. They contained six to eight units (three or four stories) with two units off of a central hallway. They almost always have projecting porches on the front and frame utility porches with back stairways at the rear.

After World War I the "double-loaded corridor" type replaced the walk-up. These have a narrow end facing the street and are long, rectangular blocks. They are usually between three and five stories tall. There are several units on each floor that flank a long corridor. These apartment buildings were well-suited to the large, deep blocks in Salt Lake

A double-loaded corridor apartment building.

Other variants exist, but are not as numerous. These include the "L," the "H," and the hotel block (similar to the "L" but with a commercial use on the first story)."

Walk-up

- brick exterior walls
- flat roof
- front porch bay that extends the full height of the building
- frame, often enclosed, porch at the rear
- high, raised basements, often stone but also concrete
- defined front and back facades

Double-Loaded Corridor

- brick exterior walls
- flat roof
- if balconies exist, they are purely ornamental, very shallow, often with wrought iron railings
- bay windows or French doors on the street facade
- the "front" of the apartment, from the perspective of the tenant, is the corridor, and the exterior side walls form the "back."

Both types exhibit a variety of styles, most commonly Classical or Colonial Revival. Walk-ups are generally classical.

Classical Revival

- Appearance of a parapet because of an applied, projecting cornice, usually about one foot from the top of the wall
- Round columns on porches
- Large capitals, especially Corinthian, at the top of the porches of walk-ups
- Quoins
- Pastiche keystones and imposts over doorway arches
- The use of mutules, dentil courses
- Pediments over the porches.

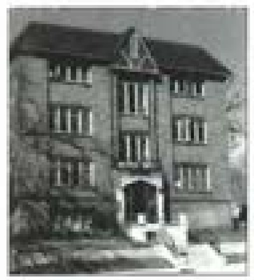
Tudor Revival

- Steeply pitched roofs over the entrances
- Multi-pane windows, sometimes diagonal panes
- Crenulation as a cornice detail
- Half-timbering
- Crenulation around the entrance way

Prairie

- Casement windows
- Wide, overhanging eaves
- Heavy lintels to emphasize horizontal orientation

Classical Revival



Tudor Revival

Prairie Style

Commercial Structures

c. 1900

Compared to the number of residential structures, there are few historic commercial buildings in the Avenues, South Temple, Central City, Capitol Hill and University districts. In contrast, Exchange Place district is entirely commercial. Historic commercial buildings in the Avenues, Central City, Capitol Hill, and the University districts were typically small stores which provided services to nearby residents. In the University district several historic homes and institutions have been converted to commercial use.

Commercial and institutional buildings on South Temple may be historic if close to Downtown. East of Downtown these non-residential structures were frequently built following the demolition of historic homes. They are now becoming old enough to be considered historic in their own right, although they were not the basis for establishing the district. The most recent historic district, Westmoreland Place, does not have any commercial buildings.

See also the Design Guidelines for Commercial Historic Properties in Salt Lake City.

Characteristics

- One- or two-story
- Flat roof
- The street elevation of the first story is almost all plate glass above a knee wall. There is often a transom above the plate glass.
- There is often a parapet wall on the street elevation, with decorative corbelling.
- Signage was either painted on the building above the transom; most often the business was identified by the use of an awning. The awning was angled (not rounded) with a valance of about 4".

Additional Information

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PART II Design Guidelines

REHABILITATION, GENERAL ISSUES & NEW CONSTRUCTION

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

Enriching community experience.

Historic fences, often of wrought and cast iron, and original retaining walls provide visual richness and a sense of time in the streetscape.

Early fencing defined the lot, and added decorative detail, while maintaining the visual relationship between private and public space.

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, with a small stoop near the street edge. Nonetheless, there is in each case a sense of progression from the public to the private realm, and a 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 fence, often in wood picket form or decorative wrought and/or cast iron, which helps to maintain the visual continuity between the house and the street. Where a fence is higher and/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.
- 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.

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 overall height of the fence 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. Early cast iron and wrought iron frequently add 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.

Low fences, retaining walls and landscape design help to define the identity and richness of parts of an established neighborhood.

The street lighting on South Temple contributes significantly to the character and grandeur of the street.

A low height and the sense of transparency created by this wall and fence help to retain views to the building and along the street.

A progression of stages and landscaping from the street to the building helps in establish the character of the street.

Note

All fences will require a Building Permit and all fences in a historic district will require a Certificate of Appropriateness approval.

Historic photographs portray fence heights at a much lower level than we are used to seeing today. Consider using a lower fence height 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.

Historic Grading

In some areas, steep topography dictated that building sites be stoped. 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 and provides a unifying visual coherence to the streetscape. This historic grading pattern is an important characteristic that should be retained.

Modifying this historic slope, as it is 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 it into a series of stepped terraces would detract from the historic character. However, in some parts of the city, this has occurred 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 modifying back yards.

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

- In general altering the overall appearance of 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.

The low retaining wall supporting an ornate historic iron fence contributes significantly to the character of the streetscene.

The form, construction, detailing and materials of a retaining wall may complement both the architectural setting and character of the neighborhood.

Maintenance tip

Many historic masonry retaining walls are damaged by water pressure that builds up behind the wall. This may result from watering a lawn or from natural site drainage. This pressure can erode mortar and it can cause movement of stones.

Water pressure can be reduced by improving the drainage uphill of the wall. Small weep holes or drains also may be created in the wall to allow moisture to pass through.

With steeper topography, a retaining wall often becomes a significant element framing the public realm and defining the boundary and form of the site.

Masonry Retaining Walls

Sandstone and cobblestone 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.

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 repointed, using a soft mortar mix that is similar in color, texture and design to the original (see also Ch.2, Building Materials and Finishes). 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 wherever possible should be maintained.

- 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.

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.

Retaining walls, fences and steps may jointly contribute to the definition and character of the immediate setting and the district. The variety of materials often complements those of the building.

Mature natural stone paving and landscaping enrich the streetscape.

A shared pattern of walkways and steps can help to create a sense of rhythm along a streetscape.

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 platted 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 common 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 flags should be retained, 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.

Drive strips can help to integrate a driveway with the landscaping.

Driveways

Historic driveways are characteristic of many neighborhoods in the city, frequently dating to the original construction of the house and landscaping of the site. These 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.

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.

Historic paving will include both natural stone and concrete.

A park strip is often experienced as an extension of the front yard, integrating private and public spaces, and enhancing the established character of the neighborhood.

Park Strips

In many historic neighborhoods in Salt Lake City, the streetscape contains park strips, the band of grass between the curb and the public sidewalk. These may contain rows of street trees if the park strip is wide enough to support the root systems. 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

Parkway are large grassed or treed medians that line the center of a street, such as along 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 do 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, these historic trees should be retained; if their removal is necessary then replacement trees should conform to the planting pattern of the existing trees.

1.13 Historically significant planting designs should be preserved.

- Preserve a row of street trees which is an established historic feature.
- 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.
- Replacement and pruning of street trees requires approval of the City's Urban Forester. http://www.slcgov.com/forestry
- Retain historic planting beds and landscape features as part of the established character of a neighborhood wherever possible.
- Utah has a Heritage Tree List, administered by the Sovereign Lands and Forestry Division of the Utah State Natural Resources Department. Owners 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.

Planting design can make a significant contribution.

Mature trees are often a character defining feature of the streetscape and the neighborhood.

Trees in the front yard may complement those nearby in the park strips and lining the street.

Street Lighting

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

1.14 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.

1.15 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.

Street lights can quietly contribute to the character and interest of the street scene.

Site Lighting

Lighting in the historic districts can affect the manner in which historic resources are interpreted at night. Lighting is a design feature therefore 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.

1.16 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.

Lighting the building or the site can also complement the architectural setting and character of the street.

Chapter 2. Building Materials & Finishes

Context & Character

The architectural forms and styles in Salt Lake's historic residential neighborhoods are usually carefully articulated in a variety of primary building materials. These materials are generally of high decorative and structural quality, durable and usually resistant to premature deterioration if understood and cared for through basic maintenance.

Brick and wood siding are typical primary building materials. Stone and adobe were also used, although adobe frequently was stuccoed or clad with clapboard siding. Terra-cotta and cast masonry were used for decorative detailing. Concrete and concrete block were also increasingly used as the 20th century progressed. While wood siding occurred in a variety of forms, painted, horizontal clapboard and novelty siding were the most popular. A variety of lap profiles were used.

In each case, the distinct characteristics of the primary building materials, including the scale of the material unit, its texture and finish, contribute to the historic character of a building. These materials may form the external structural wall or may be the external cladding system. Contrasting materials, colors or textures are often employed for decorative detail and embellishment in the form of framing for doors and windows or belt courses.

Historic architecture in the city makes decorative use of a rich palette of materials, colors and finishes.

The best way to preserve historic building materials is through well-planned maintenance. Wood surfaces should be protected with a good application of paint. Both wood and masonry should be kept dry by preventing leaks from roofs and guttering, washing over the surface and also by maintaining positive drainage away from foundations, such that ground moisture does not rise through the wall.

Typical historic building materials in Salt Lake City

Wood Siding

Clapboard *Drop or Novelty* *Shingle*

Masonry Wall Patterns

English Brick *Flemish Bricl* *American Stretcher*

Original materials are essential to the integrity of a building and convey a sense of authenticity and maturity

In some cases, historic building materials may have deteriorated. Horizontal surfaces such as chimneys, sills, and parapet copings are most likely to show the most deterioration because they are more exposed to weather and are more likely to hold water for longer periods.

When deterioration has occurred, repair the material after addressing any other related problems that might be the cause. In most cases damaged materials can be patched or consolidated.

In other situations, however, some portions of the material may be beyond repair. In such a case replacement will be required. With primary historic building materials, the new material should match the original if feasible. If wood siding had been used historically, for example, the replacement also should be wood. In the case of primary materials, replacement in kind is relatively easy because these materials are readily available and are of high quality.

It is important, however, that the extent of replacement materials be minimized, because the original materials contribute to the authenticity and integrity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is to some extent compromised with the loss of original or early materials. This is because the original material exhibits a record of the labor and craftsmanship of an earlier time and this is lost when it is replaced. Original materials also help to define the authenticity, integrity, and help to convey the age, maturity and 'patina' of the building.

It is also important to recognize that all materials will weather over time and that a scarred or weathered finish does not represent an inferior material or structural problems, but simply reflects the age and maturity of the building. This 'patina of age' is a tangible and distinct characteristic of any historic building or neighborhood. In some respects they acquire the wisdom that comes with long-standing experience. Preserving original materials that show signs of wear and age is therefore preferred to their replacement. Cleaning methods, specifically abrasive, high pressure and chemical cleaning, can severely damage or destroy primary building materials, and in general should be avoided.

Design Objective

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subjected to harsh cleaning treatments.

General

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.
- Covering historic building materials with new materials should be avoided.
- Avoid any harsh cleaning treatments, since these may cause permanent damage to the material.

The variety of brick and siding, the color variation, patterns and textures, create a rich visual experience and help to establish a sense of human scale

Brickwork lends itself to an endless variety of creative architectural compositions with associated decorative relief and textures.

Masonry

Masonry includes a range of solid construction materials. The following guidelines apply to the masonry surfaces, features, and details of historic buildings in the city's designated residential districts.

Masonry in its many forms is one of the most important character-defining features of a traditional building. Brick, stone, adobe, terra-cotta, ceramics, stucco, cast artificial stone, and concrete are typical masonry construction materials used across the city, reflecting its sequence of settlement and development, as well as personal means and architectural style. Masonry materials of various types exist as walls, cornices, pediments, steps, chimneys, foundations, and functional and/or decorative building features and details.

In a brick wall, the particular size of brick used and the manner in which it is laid is a distinctive characteristic. Similarly, the pattern or 'bond' in the construction of a brick or stone wall helps to establish its character. This pattern combines with the choice and nature of the material, the choice of cut, rough and/or dressed stone, to create a unique physical and visual character.

Masonry is usually comprised of the masonry unit, e.g. the individual brick of stone, and the medium used to bind these units, e.g. the mortar, each with a mutually supporting role. The pattern used to lay the brick (the bond) is directly influenced by the hardness, color, thickness and profile of the mortar coursing with which it is laid. Historically, a soft mortar was used. In post-war years the use of a harder brick was matched by a harder mortar. The mortar should always be softer than the brick or the stone.

In earlier masonry buildings, a soft mortar was used, which employed a high ratio of lime. (Little, if any, Portland cement was used.) This soft mortar was usually laid with a finer joint than we see today. The inherent color of the material was also an important characteristic; mortars would be mixed using sand colors to match or contrast with the brick. The size of the bricks contributed to the sense of scale of the wall and building, expressed by the profile and color of the mortar joints; both express a range of construction patterns or brick bonds. When repointing such walls, it is important to use a mortar mix that approximates the original in color, texture and strength.

Most contemporary mortars are harder in composition than those used historically. They should not be used in mortar repairs because this stronger material is often more durable than the brick itself, causing the brick to fracture or spall during movement or moisture evaporation/freezing. When a wall moves during the normal changes in season and temperatures, the brick units themselves can be damaged and spalling of the brick surface can occur.

Normally, moisture within the wall should be able to evaporate through the softer ("sacrificial") mortar course, requiring repointing after a number of years. Where the mortar is harder than the brick, water evaporates through the brick, damaging and destroying its harder surface. If moisture in the brick freezes, it accelerates the deterioration.

2.2 Traditional masonry surfaces, features, details and textures should be retained.

- Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance.

Brickwork, including the bond and mortar joint width and profile, may be an essential component of the architectural character.

Variation in the brick texture and the pointing profile are used in this case to define the wall, the window bay and the chimneys.

Matching the existing brick pattern or bond and the composition of the mortar help to ensure the integrity of the brick and stonework and consequently architectural character.

2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.

- This includes original mortar joint characteristics such as profile, tooling, color, and dimensions.
- Retain bond or course patterns as an important character-defining aspects of traditional masonry.

2.4 Match the size, proportions, finish, and color of the original masonry unit, if replacement is necessary.

2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.

- Retain original mortar in good condition.
- Match the mix of the existing mortar as closely as possible when re-pointing mortar.
- Ensure that the strength of the mortar mix is weaker than the material it bonds, since it will damage the existing brick or stone otherwise.
- Mortar is intended to be the sacrificial (see Glossary) component of a masonry system.
- When the mortar mix is harder than the strength of the masonry units, the brick or block will be damaged and deterioration accelerated as the new system ages.
- If previous re-pointing mix is comprised of hard cement mortar (e.g. "Portland cement"), this should be removed and the masonry re-pointed with an appropriate mortar mix.
- Mortar mix for re-pointing original masonry should be compatible with the qualities of the masonry, local climate characteristics and exposure to extremes of weather.

2.6 Masonry that was not painted traditionally should not be painted.

- Brick has a hard outer layer, also known as the 'fire skin,' that protects it from moisture penetration and deterioration in harsh weather.
- Natural stone often has a similar hard protective surface created as the stone ages after being quarried and cut.
- Painting traditional masonry will obscure and may destroy its original character.
- Painting masonry can trap moisture that would otherwise naturally evaporate through the wall, not allowing it to "breathe" and causing extensive damage over time.
- See also the discussion on Cleaning Materials and Methods below.

2.7 Protect any masonry structures from water deterioration.

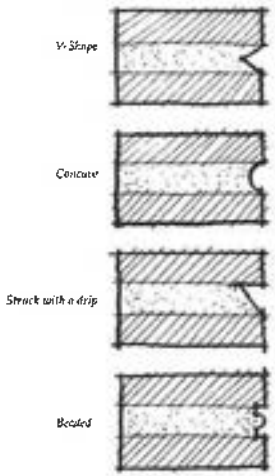
- Provide proper drainage so that water does not stand on horizontal surfaces or accumulate in decorative features.
- Provide positive drainage away from masonry foundations to minimize rising moisture.

Maintenance Tip

*When repointing eroded mortar in a masonry wall, use a recipe for new mortar that is similar to the original in color, texture and hardness. This will ensure that damage will not occur from the use of mortar that is harder than the brick or stone and that the detailed craftsmanship and character of the building is retained. Originally, a mortar mix of 5 parts sand, 2 parts lime, 0 parts cement was used.**

** Up to 0.5 parts cement may be OK.*

Typical masonry joint types



Brickwork can be used as a sculptural architectural medium, combining visual drama and complexity.

Wood is perhaps the single most important material for decorative architectural features and detail in all city historic neighborhoods. It is also a very resilient and durable material.

Wood

Wood has been used historically for framing, exterior siding, trim, ornamental details and in 'log' form as a complete construction material. Traditional wood framing and cladding were usually carefully selected, cut and seasoned. Whether used for construction, principal elements such as windows and doors, or for trim and detail, early wood tends to be tough and durable. It is worth retaining for reasons of historic integrity and its enduring physical qualities. New replacement wood is unlikely to match these same physical qualities, resilience and durability. Historic wood windows are reviewed in Ch 3 Windows.

When properly maintained, historic wood will have a long lifespan. Early woodwork should be retained and if necessary repaired. New sections can be readily spliced in. Painted surface finishes should be maintained in order to preserve originally painted exterior wood features and details.

2.8 Original wood siding should be preserved.

- Avoid removing siding that is in good condition or that can be repaired in situ.
- Only remove the siding which has deteriorated beyond repair.
- Match the dimensions, form, style, profile, detail and finish of the original or existing siding, if new siding is required.

Maintenance Tip

Most wood siding in Salt Lake City was manufactured locally, and can be easily replicated by local mills.

2.9 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize decay.
- Maintain protective paint coatings to decrease damage from moisture.
- If the building was painted historically, it should remain painted, including siding and trim.

2.10 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary.

- Match the form, dimensions, profile, and detail of the original wood feature when patching, piecing in or repairing wood features.

2.11 Original wood cladding and siding should not be covered.

- Avoid obscuring these character-defining features of the building.
- Aluminum or vinyl siding applied over original wood siding traps water vapor and moisture, and leads to physical deterioration and failure of new and original building materials.
- Remove non-original or non-traditional siding at the earliest opportunity, for this reason.
- Repair the underlying original siding as required.

Metal

Metals in historic buildings were used in a variety of applications including columns, roofing, canopies, storefronts, window frames, and decorative features. The types of metals used include cast iron, steel, aluminum, lead, bronze, brass, and copper. Metals should therefore be retained and repaired, wherever this is possible.

Chosen for its qualities of resilience and adaptability, metal has provided a versatile medium for fine decorative detailing, including cornice profiles, soffit panelling and railings.

Finely detailed brickwork warrants special care in maintenance or repair.

Mature and weathered stonework, here contrasted with a new cornice profile, demonstrates a sense of architectural unity and history.

2.12 Architectural metal features that contribute to the historic character of the building should be retained and repaired.

- All original or early metals are part of the historic architectural character of the building.
- Ensure proper drainage on metal surfaces to minimize water retention and deterioration.
- Restore protective coatings, such as paint, on exposed metals that have been traditionally coated.

2.13 Repair traditional metal features by patching, consolidating, or otherwise reinforcing the original.

- Only replace the original metal feature in its entirety if the majority of the feature is deteriorated beyond repair.
- New metal should be compatible with the original, not only to preserve visual character but to prevent galvanic reactions and accelerated deterioration of original and/or replacement metal.

Cleaning Materials & Methods

Original building materials rarely need to be cleaned. Some cleaning materials and methods can harm the building fabric. Many cleaners can be harsh and abrasive, often permanently damaging the surface and durability of building materials, such as brick and stone. In particular, abrasive cleaning methods can remove the hard outer layer of masonry material, and thereby accelerate the deterioration and failure of the masonry. When maintaining historic buildings, only cleaning materials and methods that do not harm the original building materials should be used. Cleaning is a specialized area of expertise, and much irreparable damage can be caused by inexperience or misapplication.

See also the discussion regarding Masonry above. Refer to the information and advice contained in the National Park Service Technical Preservation Services Preservation Briefs (Referenced at the end of this chapter and in the Appendix).

2.14 Cleaning original building materials should be avoided in most circumstances.

2.15 Use the gentlest cleaning method possible to achieve the desired result, if cleaning is needed.

- Avoid abrasive cleaning methods including sandblasting, pressurized water blasting, or other blasting techniques using any kind of materials, such as soda, silica, or nut shells.
- Research appropriate cleaning methods for the material and the location prior to any cleaning procedures. (See in particular the references sources at the end of this chapter and in the Appendix.)
- Test any proposed cleaning in a small, less visible, location first.
- Hire a specialist in the cleaning of historic buildings to advise on the lowest impact method of cleaning.

Repair

2.16 Repair deteriorated primary building materials.

- Isolated areas of damage may be stabilized or strengthened, using consolidants.
- Resins and epoxies are effective for wood repair.
- Special repair compounds for brick, stone and terra-cotta are also available.

Great care is required to ensure that if cleaning is really required this is achieved using the gentlest means possible, and not using alternate methods. In contrast to the care taken above, the brick surface below has been completely destroyed using abrasive cleaning methods.

The appearance and integrity of the original masonry can be successfully maintained through appropriate repair.

Removing later materials may reveal the original materials, such as this siding, which with care can be successfully repaired.

Safety concerns relating to handling lead-based paint should be borne in mind when working with paintwork dating from before 1978. Recommendations and/or requirements for lead-safe working should be reviewed prior to any work. Lead-based paint should not be considered a reason to remove and replace historic character-defining materials or features, including windows, doors details and trim. There are remedial techniques which can be used to either safely remove or encapsulate any lead-based paint. See the accompanying links for further information:

www.preservationnation.org/issues/lead-paint/

http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm

2.17 When repointing masonry, preserve original mortar characteristics, including composition, profile, and color.

- In some cases, matching the composition of the historic mortar mix will be essential to the preservation of the brick itself.

2.18 Consider removing later covering materials, except where these might have achieved historic significance.

- Repair of the original material may be required after it is uncovered.
- Removal of other materials, such as stucco, should be tested in a small area to ensure that the original material will not be damaged.
- If masonry has a stucco finish, removing the covering may be difficult and may reveal extensive damage to the original material. For example, original brickwork was sometimes chipped to provide a 'key' for the stucco.
- If removing stucco is considered, first remove the material from a test patch to determine the condition of the underlying masonry.

Paint & Other Coatings

Historic buildings that were clad with wood siding were usually painted to protect the wood. Some stucco, brick, and concrete buildings may also have been painted. Masonry surfaces that have not been painted, or that were not painted historically, such as stone, brick, and terra-cotta, should not be painted. Usually these materials were chosen for their decorative as well as their functional qualities. To paint over these characteristics will adversely affect the historic integrity of the building.

Painting brick or stone is rarely if ever warranted to enhance water resistance. Rather, it tends to seal moisture into the wall, hastening deterioration.

Although color is not a matter considered by the City in design review, consider using historic color schemes when undertaking regular maintenance of painted surfaces, including wood windows, doors, and trim. Refer also to the discussion on historic color in Ch II General Issues.

A considered color scheme for the building will enhance appreciation of historic architectural character and its contribution to the streetscape. If the original color scheme is unknown, choose several discrete locations to sample paint layer history. Historic photographs can also be consulted. While these are usually black and white, the photos show relative color values (darks and lights) used on the building. Generally, one muted color would be considered appropriate as a background unifying the building form and mass. For accents, one or two additional colors would be appropriate to highlight building details and trim. In the absence of historic photographs or physical paint layers, an interpretation of paint colors on similar historic buildings is appropriate.

2.19 Prepare the surface or substrate well prior to applying new paint.

- Remove damaged or deteriorated paint only to the next intact layer using the gentlest method possible.
- Do not paint previously unpainted masonry surfaces.
- Consider removing paint from previously painted masonry surfaces that were not painted historically.

Periodic maintenance of painted surfaces maintains weather resistance and enhances the character of the building.

Color can be used to complement the texture and qualities of the materials and detailing.

Materials and details express architectural restoration throughout the historic district.

2.20 Use paint products designed for the existing materials and the environmental conditions of the locations.

- Follow the manufacturer's directions when applying paint products.
- Use primer coats as directed by the paint manufacturer's instructions. Some latex paints, for example, will not bond well to earlier oil-based paints without a primer coat or proper surface preparation.
- Employ special procedures for removal, preparation for new paint, or encapsulation of older paint layers that may contain lead.

2.21 Maintaining or re-establishing the historic color scheme is appropriate.

- Research what the historic painting scheme had been and use it as a basis for deciding on a new color scheme if the historic scheme is not otherwise known.
- Sample paint layer history in a discrete location, using a simple means of sanding through each layer revealing the color of different paint layers through time.
- Professional paint analysis and color matching is also an option.
- Use a comprehensive color scheme for a building's entire exterior, so that upper and lower floors and subordinate masses of a building are seen as components of a single structure.
- Refer to Ch.11 General Issues for further discussion on historic color.

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Historic Color

For information on historic color please see Chapter 11: "Additional Information"

Chapter 3. Windows

Context & Character

Windows are character-defining features of most historic structures. They give scale to buildings and are an essential element in the architectural composition of individual facades. Distinct window designs and the pattern of windows (the fenestration) help to define many historic building styles.

Historic windows differ from contemporary ones in fundamental ways. One is their relationship to the wall plane of the building. Historic windows are often inset into relatively deep openings or reveals. Second, they have surrounding casings and sash components with substantial and complex profiles which cast shadows. These shadows then create even more complex patterns on the facade. The window proportion, profiles and details often help to define the age and style of the building.

Because windows so significantly affect the character of a historic structure, the treatment of a historic window and also the design of a new one, are consequently very important considerations.

Design Objective

The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.

Windows help to define the design composition, style and historic integrity of a building.

Ornamental trim around historic windows should be retained.

Window Features

The size, shape, proportions and profiles of a historic window are among its essential features. Many early residential windows in Salt Lake City were vertically-proportioned, for example. Another important feature is the number of "lights," or panes dividing a window. Typical windows for many late nineteenth century cottages were "one-over-one" sash types, in which one large pane of glass was hung above another single pane. Other important features are the design of surrounding window casings, the depth and profile of window sash elements, and the materials of which they were constructed.

The majority of early residential windows use wood as a framing material. From the late 19th century steel became a window frame option, initially for commercial, industrial and civic buildings, and increasingly for residential structures. In both cases, wood or metal, the components of the frame have distinct roles, patterns, dimensions and profiles, arising from a combination of style and function.

The manner in which windows are combined or arranged on a building facade (the fenestration) also may be distinctly associated with a building style. For example, on some bungalows a large central pane of fixed glass was flanked by a pair of vertically-proportioned casement windows. This compound window frequently occurred on building fronts under broad porches. (See the discussion of individual building styles in the Historic Context and Architectural Styles, PART I Section 4, for additional information about specific window types.) All of these features are elements of historic window designs that should be preserved.

Window Types

Windows types typically found in historic structures in Salt Lake City (see sketches) include:

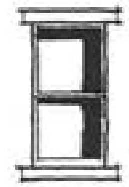
- Casement - Hinged windows that swing open, typically to the outside.
- Double hung sash - Two sash elements, one above the other. Both upper and lower sash slide within tracks on the window jambs.
- Fixed - The sash does not move.
- Single hung sash - Two sash elements, one above the other. Only the lower sash moves.
- Ornamental or specialty windows - Unusual shapes, such as a circular window; or distinct glazing patterns, such as a diamond-shaped multi-pane window subdivided with wood muntins or lead cames, which may be associated with a particular building style. These may be fixed or operable.

Windows are also defined and characterized by their materials. Wood frames are the common residential type, often combined with decorative leadwork. Steel frames become more popular for residential buildings with changes in manufacturing and style, usually in casement form and often for apartment buildings. Each material has a very distinctive character. Each is also strong and durable.

Deterioration of Historic Windows

Properly maintained, original wood windows will provide excellent service indefinitely. Most problems that occur result from a lack of maintenance. The accumulation of layers of paint on a wood sash for example may make operation difficult. Using proper painting techniques, such as removing upper paint layers and preparing a proper substrate, can solve this problem. Repairs to restore the functionality and efficiency of a double-hung sash, for example, are usually relatively simple.

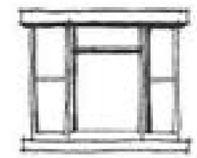
Historic Buildings - Typical Window Types and Styles



Double-hung Window

Characteristic of:

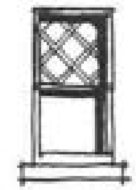
All styles except Art Moderne or International Style



Composite Window

Characteristic of:

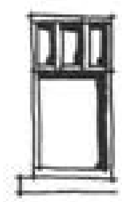
- *Classical Revival-simpler than above*
- *Bungalow*
- *All Victorian styles*
- *Dutch Colonial Revival*
- *Four Square*



Diamond Pattern Window

Characteristic of:

- *Tudor Revival*
- *Dutch Colonial Revival*



Craftsman Window

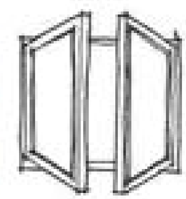
Characteristic of:

- *Bungalow*
- *Prairie Style*
- *Foursquare*

Geometric Window

Characteristic of:

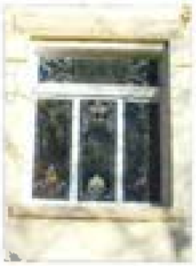
- *Queen Anne*
- *Italianate*
- *Second Empire*
- *Art Moderne*

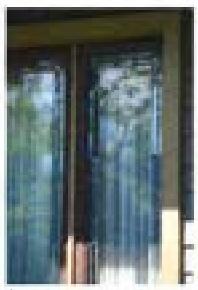


Casement Window

Characteristic of:

- *Tudor Revival*
- *Prairie Style*
- *International Style (with steel casements)*
- *Arts & Crafts*
- *Ranch*





Ornamental windows, such as these intricate stained glass designs, are character defining features which contribute significantly to the historic and architectural integrity of the building.

Safety concerns relating to handling lead-based paint should be borne in mind when working with paintwork dating from before 1978. There are a series of recommendations and/or requirements for lead-safe working which should be reviewed prior to any work. Lead-based paint should not be considered a reason to remove and replace historic, character-defining materials or features, including windows, doors, details and trim. There are remedial techniques which can be used to either safely remove or encapsulate any lead-based paint. See the accompanying links for further information.
http://blog.preservationnation.org/2010/07/20-new-rule-shines-spotlight-on-lead-paint/#.Ub7a8p3nYXw
http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm

Often the appearance of peeling paint creates a visual impression of deterioration, when in most cases the wood frame may be structurally sound and stable, and may warrant only remedial maintenance or perhaps minor repair.

Water damage and the degradation caused by sunlight are concerns. If surfaces fail to drain properly, water may collect and eventually seep through. Condensation during winter months can also cause problems over time. Deterioration will gradually occur when the paint surface or the putty is cracked, peeling or loose. Decay may make operation of the window difficult and, if left untreated, can result in significant deterioration of window components. In most cases, historic windows are not susceptible to damage if a good coat of paint is maintained and the putty is sound.

Steel frames are vulnerable to the same processes, although they react differently. Moisture penetration to the frame will cause rust which will gradually expand and distort the surface of the frame section. The rusting of steel frames tends to be slow and in most cases the corrosion will be relatively superficial, with the original frame still structurally sound.

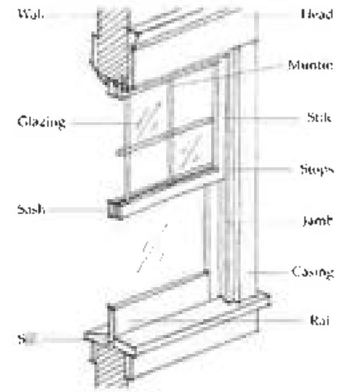
Repair of Historic Windows

Whenever possible, repair a historic window, rather than replace it. In most cases it is in fact easier, and more economical, to repair an existing window rather than to replace it. In addition the original materials contribute to the historic character of the building. The materials and craftsmanship tend to be of very high quality, and even when replaced with an exact duplicate window, which is difficult to achieve, a portion of the historic building fabric is lost and therefore such treatment should be avoided. When considering whether to repair or replace a historic window, evaluate the following:

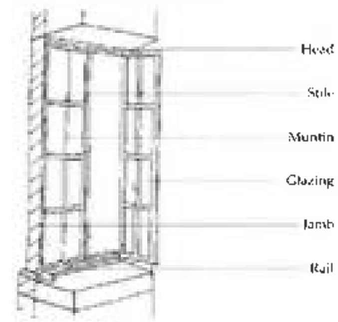
First, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building, and on sides designed to be visible from the street, are key character-defining elements. A window in an obscure location, or on the rear of a structure, may not be. Greater flexibility in the treatment or replacement of such secondary windows may be appropriate.

Second, inspect the window to determine its condition. Distinguish superficial signs of deterioration from the actual failure of window components. Peeling paint and dried wood, for example, may be more superficial than serious problems, and often do not indicate that a window is beyond repair. What constitutes a deteriorated window? A rotted sill may require its replacement, but it does not indicate the need for an entire new window. Determining window condition should occur on a case-by-case basis. However, as a general rule, a window merits preservation, with perhaps selective replacement of components, if more than 50 percent of the window components can not be repaired, then consider replacement.

Third, determine the appropriate treatment for the window. Where the window is inoperable, remove excess paint and free or replace any mechanism components that don't work. Surfaces may require cleaning and patching. Some components may have deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire window. If the entire window must be replaced, the new one should match the original in appearance. (See "Replacement Windows" in following section.)



Double hung - ... window components



Casement window components

Historic window frames are well constructed and made from tough and durable wood. With minimum maintenance they will last as long as the building. Maintaining the glazing compound and sound paintwork, with minimal maintenance of opening mechanism and sliding surfaces, is usually all that is required. When weather-stripped, and with the addition of a storm window, they will match the energy efficiency of replacements and outperform them in acoustic insulation. They are also maintainable, rather than having to be completely replaced when a component fails.

www.nps.gov/history/hps/tps/briefs/brief09.htm

3.1 The functional and decorative features of a historic window should be preserved.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows.
- Frames and sashes should be repaired rather than replaced whenever conditions permit.

3.2 The position, number, and arrangement of historic windows in a building wall should be preserved.

- Enclosing a historic window opening in a key character-defining facade would be inappropriate, as would adding a new window opening.
- This is especially important on primary facades, where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be appropriate on rear walls or areas not visible from the public way.

Energy Conservation

In some cases, owners may be concerned that an older window is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older window may make a room uncomfortable and increase heating costs. In fact, most heat loss is associated with air leakage through gaps around the frame sections of an older window, and is often the result of insufficient maintenance over time. Loss of energy through the single pane of glass found in historic windows is a very small proportion of the total. Glazing compound may be cracked or missing, allowing air to move around the glass. Sash members also may have shifted, leaving a gap for heat loss.

The most cost-effective energy conservation measures for most historic windows are to replace glazing compound, repair the wood members if necessary (usually the frame will be structurally sound) and install weather stripping. These steps will dramatically reduce heat loss, while preserving the character-defining historic features of the window. They will also improve acoustic efficiency.

Steel frames can be upgraded through attention to and removal of paint or rust accumulation, followed by weatherization. Paint and rust become common issues that result from deferred maintenance and that can inhibit the effective opening and operation of the window. Remedial work will restore the profiles of the opening and fixed sections of the frame and the precise fit of the original frame. The window can then be weatherstripped to enhance energy and acoustic efficiency.

Where additional energy or acoustic efficiency might be a concern, consider installing a storm window. It may be applied to the interior or the exterior of the window. A storm window should be designed to match the historic window divisions such that the exterior appearance of the original window is not obscured.

Research in recent years confirms that a weatherized historic window with an additional storm window (internal or external) will match or exceed the energy efficiency of a replacement window, at a small proportion of the cost. Acoustically, the original with a storm window will tend to be more efficient than a replacement window, as a result of the wider air gap between the two planes of glass. Refer to the Additional Information section at the end of this chapter, or the Appendix, for more information.

When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible.

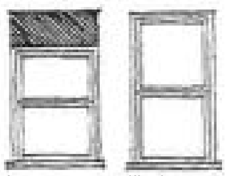
External wood-framed storm windows designed to fit the primary framework of the original.

Maintenance tips for Windows

- *Maintain a good coat of paint on all exposed surfaces.*
- *Replace old glazing compound.*
- *Install new weather-stripping to reduce air leaks.*

PART II Design Guidelines

The custom sash glass and frame in these windows are distinctive features that should be preserved.



No Historic

A replacement window should match the original in its design. The new window on the left is smaller than the historic opening and would be inappropriate.

Yes No

Preserve the historic ratio of window openings to solid wall on a primary facade.

3.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.

- Install a storm window on the interior where feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design of the original windows.
- A metal storm window may be appropriate.
- The storm window should fit tightly within the window opening without the need for sub frames around the perimeter.
- Match the color of the storm window sash with the color of the window frame; avoid a milled (a silver metallic) aluminum finish if possible.
- Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.

Replacement Windows

While replacing an entire window assembly is discouraged, it may be necessary in some cases.

When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening (reveal) should be maintained.

Chapter 3. Windows

A frequent concern is the material of the replacement window. While wood was most often used historically, metal and vinyl clad windows are common on the market today and sometimes are suggested as replacement options by window suppliers. In general, using the same material as the original is preferred. If the historic window was wood, then using a wood replacement is the best approach.

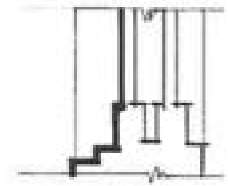
However, it is possible to consider alternative materials in some special cases, if the resulting appearance will match that of the original, in terms of the finish of the material, its proportions and the profiles of the sash members. For example, if a metal window is to be used as a substitute for a wood one, the sash components should be similar in size and design to those of the original. The substitute material also should have a demonstrated durability in similar applications in this climate.

Finally, when replacing a historic window, it is important to preserve the original frame casing wherever feasible. This trim element often conveys distinctive stylistic features associated with the historic building style and may be costly to reproduce. Many good window manufacturers today provide replacement windows that will fit exactly within historic window casings.

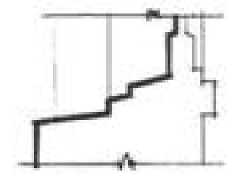
3.4 The historic ratio of window openings to solid wall on a primary facade should be preserved.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

When replacing a historic window, match the profile of the sash and its components, as closely as possible to that of the original window.



Unacceptable replacement profile.



Appropriate replacement profile.

Framing sections, profiles and materials define the type of window and add considerable detail to the façade

3.5 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

3.6 A replacement window should match the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so.
- Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

3.7 Match the profile of the sash and its components, as closely as possible to that of the original window.

- A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments (see illustrations of frame sections on page 3:9).
- These increments, which individually are measured in fractions of an inch, are important details.
- They distinguish the actual window from the surrounding plane of the wall.
- The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure.
- These profiles provide accentuated shadow details and depth to the facades of the building.

- In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades.
- Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered:
  - Will the original casing be preserved?
  - Will the glazing be substantially diminished?
  - What finish is proposed?
  - Most importantly, what is the profile of the proposed replacement window?

3.8 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.
- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

Historic Glass

Historic glass is not a matter considered in design review in Salt Lake City. An understanding of its role and origins however helps to inform decisions on maintenance, repair and alterations. Whether as a decorative feature window, or in the irregularities and reflective qualities of plain historic glass, it contributes significantly to the character of a building.

Glass is sometimes overlooked as a key building material, although it may comprise a significant proportion of the facades of a building, as the primary surface in the pattern and detail of windows and doors (fenestration). Decorative glass is widely used in older neighborhoods as a form of artwork embellishing and celebrating the building. Symbolism, pattern, color and texture are employed to great creative effect in windows and doors. The traditional skills used to create leaded and stained glass windows are many centuries old. Curved, convex glass is often used where a sash window is designed to reflect a curved corner or bay.

The reflective ripple characteristics of early glass can be appreciated when compared to the regular surface of more recent replacement glass.

PART II Design Guidelines

Plain window glass, as well, until the middle of the 20th century contributed its own dimension in shaping light and reflection through the almost 'organic' figuring or ream in the glass. These characteristics derive from earlier manufacturing processes which were much more reliant on individual craft skills, ensuring that each sheet of glass has unique visual qualities. The result is a medium which contributes its own character to internal and external views and reflections. The sparkle and characteristics associated with historic glass directly affect the perception of windows as the "eyes of a building."

To preserve these unique characteristics retain early glass wherever possible in the maintenance, rehabilitation and repair of a historic building. Once lost, early glass can not be replaced. If broken, reclaimed historic glass can sometimes be found to match the original. Reproduction glass, with historic glass characteristics can be found, but at some cost.

Retain and reuse original glass when carrying out repairs. Where energy and acoustic performance may be a concern, consider using an internal or external storm window, to retain the original glass and its individual qualities. See the Additional Information section for further reference material.

Additional Information

Maintenance, Repair, Weatherization & Energy Efficiency

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windows-new-york-landmarks-conservancy/1112147737?ean=9780471144162

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www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Windows02.pdf

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Chapter 4. Doors

Context & Character

Doors are usually an important character defining feature of a historic structure. They provide scale to a building and help to define the importance of the significant facades, as well as being central to the composition of the individual building facades. Some doors are associated with specific architectural styles, although glass paneled doors with stained glass for example are used in a variety of period designs. Many historic doors are notable for their craftsmanship, materials, placement and finishes. Since an inappropriate door can severely affect the character of a historic house, one should be careful to avoid radical alteration to an old door and to choose a new door that is appropriate to the design of the house.

Design Objective

The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

The decorative detail of the porch and balustrade complement the entrance and panelled doorway.

The design of the door is often a key element of the architectural character of the building.

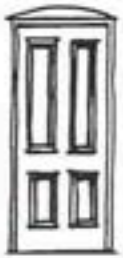
Typical Historic Front Door Designs

Doors with Transom and Sidelights

Especially a wooden door flanked by sidelights and topped with a rectangular transom.

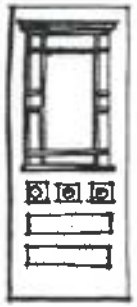
Craftsman Door

This type of door is distinctive for its thick wood plank design, often with upper glass panes divided by heavy muntins. Some may have a wood shelf bracket under the sashes.



Paneled Door

Wooden door with recessed and/or raised panels.



Glass Paneled Door

This type of door has a wide sash of glass in the upper portion of the door. Many Victorian era houses have glass paneled doors that are multi-lighted with turned wood details and etched or stained glass.

4.1 Preserving the functional, proportional and decorative features of a primary entrance is important.

- These features may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights, and any associated porch or hood.
- Maintain the position and function of an original front doors and primary entrance.
- If necessary, use a replacement door with a design and finish similar to the historic door.

4.2 When a historic door is damaged, repairing and maintaining its general historic appearance is preferred.

Maintaining A Historic Door

Because a historic door is typically of robust wood construction and is often sheltered by a porch, it tends to be durable and long-lasting. Most problems that occur result from a lack of maintenance and from swelling and warping due to seasonal changes. A door may also be worn and sagging because of weathering and constant use. As a result, some historic doors do not properly fit the door frame, allowing moisture and air into the house.

Water, heat and the ultra-violet rays from sunlight are major causes of deterioration. Condensation during winter months also can cause problems with glass panels and sashes on doors. Damage occurs when the painted or finished layer is cracked or peeling. Decay may make operation of the door difficult and, if left untreated, can result in significant deterioration of door components. In most cases, doors are not susceptible to damage if a good coat of paint or varnish is maintained.

Repairing A Historic Door

Repairing a historic door is preferred to replacing it, thereby retaining a character-defining feature and an important aspect of the building's integrity. Repair is also usually much less expensive than replacement and retains the quality and the craftsmanship of the original, which with minimal maintenance will last indefinitely. In many cases a historic door merely needs to be re-hung. Even when replaced with an exact duplicate door, a portion of the historic building fabric is lost. Such treatment should be avoided. When deciding whether to repair or replace a historic door, consider the following:

First

Determine the door's architectural significance. Is it a key character-defining element of the building? Is the front door visible on the primary façade? Is the design of the historic door indicative of the architectural style or type of the house? If the answer to one or more of these questions is "yes," then preservation is the best approach. A door in an obscure location or on the rear of a structure may not be considered a prominent feature of the house. Thus, greater flexibility exists in the treatment or replacement of such doors.

Second

Inspect the door to determine its condition. Is the door hanging wrong or does it lack proper hardware and framing components to make it functional? If so, replacing these elements is appropriate. Check the door to see that it opens and closes smoothly and that it fits in its jamb. Some problems may be superficial ones, such as peeling paint, deteriorated detailing or broken sashes. These are issues that can be remedied without altering the historic character.

This single panelled oak door reflects the simpler forms and detailing of the Arts & Crafts design philosophy.

The panelling on this door is echoed in the adjacent sidelight panel, and together with the doorframe detail create a coherent design composition.

The design composition, materials and detailing of the entranceway contribute to the character of the building and its context.

Tip

Historic and reproduction hardware greatly enhance entries and can readily be found online.

Third

Determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold of the door should be tightened or refit to allow smooth opening and closing of the door. Surfaces may require cleaning and patching. Some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire door. If the entire door must be replaced, the new one should match the original in its general appearance and should be in character with the building style. When rehabilitating a historic doorway it is important to maintain original doors, jambs, transoms, window panes and hardware where feasible, even if the door itself is replaced.

Energy Conservation

In some cases, owners may be concerned that an older door is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older door may make a room uncomfortable and increase heating costs. In most cases heat loss is associated with air leakage through the space around the door and through glass panes in the door, if it has any.

The most cost-effective energy conservation measures for a typical historic door are to install weather stripping along the door frame and base of the door, to fit the door to the jamb and threshold and to caulk any window panes if required. These measures will dramatically reduce heat loss while preserving historic features.

If additional energy savings are a concern, consider installing a storm door. It should be designed such that the exterior appearance of the original door is not obscured.

A storm door designed to enable the form and detail of the door to be readily seen.

The design composition of the door, in this case with a framed glass transom light, is important to the architectural and historic integrity of the building.

When a historic door or its components are damaged, repair them and maintain their general historic appearance.

Replacement Doors

While replacing an entire door assembly is discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. In replacing a door, one should be careful to retain the original door opening location, door size and door shape. In addition, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the house.

A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. If the historic door was wood, then using a wood replacement is the best approach.

Finally, when replacing a historic door, it is important to preserve the original door frame when feasible. This is important in keeping the size and configuration of the original door.

4.3 Materials and design that match or that appear similar to the original should be used when replacing a door.

4.4 A design that has an appearance similar to the original door or a door associated with the style of the house should be used when replacing a door.

- When the appearance of the original door is unknown, other properties of similar style and period may provide evidence of appropriate design directions.

Additional Information

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Chapter 5. Porches

Context & Character

Historically porches were popular features in residential design. From the period of the Classical Revival of the nineteenth century to the Craftsman and Period Revivals of the early and middle twentieth century, architects have integrated porches into their buildings. A porch protects an entrance from rain and snow and provides shade in the summer. It also provides a sense of scale and aesthetic quality to the facade of a building. A porch catches breezes in the warmer months, providing a space for residents to sit and congregate. Finally, a porch often connects a house to its context by orienting the entrance to the street.

Many architectural styles and building types, including Victorian and Craftsman styles, developed with the porch as a primary feature of the front facade. Porches often emphasize the design expression of the house, such as the Prairie style porch, which usually echoes the horizontal orientation of the house. Because of their historical importance and prominence as character-defining features, porches should receive sensitive treatment during exterior rehabilitation and restoration work.

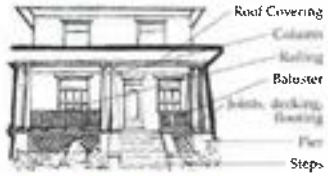
With some more recent, mid-century architectural styles, for example Minimal Traditional, the porch was not a characteristic feature. In such cases adding a porch on the primary facade may be out of character with the building.

Design Objective

Where a porch has been a primary character-defining feature of a front facade, this emphasis should continue. A new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

The porch still helps to define the character and style of many of the city's historic buildings, although some may have suffered insensitive alteration or been removed over time.

Porches take many forms and have various functions: they orient buildings to the street, integrate a house with its context and are often a key catalyst for social interaction.



Typical porch components.

In this porch, grouped slender columns support an entablature and the gable above. These are key architectural features that should be preserved.

Porch Features

Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Porches may be simple one or two story structures. A porch may project or wrap around much of the ground floor, and may often have elaborate details and finishes. Although they vary in character, most porches have a few elements in common:

- roof
- steps
- columns
- balustrading and railings
- architectural details

These elements often correspond to the architectural style of the house. Therefore the building's design character should be considered before any major rehabilitation or restoration work is carried out.

Porch Deterioration

Because of constant exposure to sun and rain and the fact that a porch is open to the elements, it decays more quickly than other portions of a house. Much deterioration is caused by rain spilling onto the porch from the main roof of the house. If this water does not drain away, then deterioration occurs. Furthermore, if the water is not then channeled away from the foundation of the porch its footings may be damaged. One type of damage is "rising damp," a condition in which masonry absorbs ground moisture and begins to decay. Other problems include weathering of features such as posts, columns, steps and decorative detailing. Peeling paint is a common symptom. In some cases the porch itself may experience sagging or detachment from the house due to settling of the house and/or the porch.

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5.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.
- Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is inappropriate.
- Consult Chapter 2 for appropriate materials for masonry, wood, metal and other porch materials.

5.2 The historic materials and the details of a porch should not be removed or covered.

- Removing an original balustrade, for example, is inappropriate.
- Original materials and surfaces, like ceilings, eaves, and columns should not be covered or obscured.

The porch may form a principal characteristic of the composition.

A porch creates attractive shaded semi-private outdoor living space.

Elegant classical proportions and detailing mark the entrance.

Bungalow porch with battered (tapered) columns.

Square columns in various designs create detailed variety and a visual richness in this complementary sequence of full-width porches.

Wood columns and balustrades were commonly replaced with thin "wrought iron" railings and posts in the 1950s. This compromised the proportions and architectural integrity of the house.

Porch design is usually a notable part of the architectural style and composition, articulating building orientation and scale, while emphasizing intricate detailing and craftsmanship.

Porch Alterations

Many porches have been altered or removed. Some have had minor changes, such as roof repairs or repainting, while others have been altered to the degree that they have lost much of their character. In many cases a porch may have lost character-defining features, such as balustrades, posts, columns and decorative brackets. These are features that usually define architectural styles, and that may have been replaced by incompatible substitutes. For instance, wood columns and balustrades were commonly replaced with thin "wrought iron" railings and posts in the 1950s. This alteration compromised the proportions and architectural integrity of the house. In the mid-twentieth century, it was also fashionable to remove the front porch completely. Since the 1950s, it has also been popular to enclose a front porch to create an interior room, which destroys its historic character and function, and compromises the architectural integrity of the building.

Porch Repair

After discovering structural or cosmetic problems with a porch, one should begin to formulate a strategy for its treatment. The most sensitive strategy is to repair the porch. This treatment is preferred, rather than replacing the porch altogether. In most cases it is in fact easier, and more economical, to repair an existing porch or porch elements (usually constructed of very durable materials) rather than to replace them. This approach is preferred because the original materials and craftsmanship of a porch contribute to the historic character of the building. Even when replaced with an exact duplicate porch, a portion of the historic fabric is lost.

Porch Replacement

While replacing an entire porch is discouraged in favor of its repair, severe deterioration may render it necessary in some cases. When a porch is to be replaced, the first step is to investigate the current porch to determine its history, as well as to ascertain which features, if any, are original. The second step is to research the history of the house to determine the appearance and materials of the original porch and in doing so search for:

- Written documentation of the original porch in the form of historic photographs, sketches and/or house plans;
- Physical evidence of the original porch, including "ghost lines" on walls that indicate the outline of the porch, and/or holes on the exterior wall that indicate where the porch may have been attached to the front facade;
- Examples of other houses of the same period and style that may provide clues about the design and location of the original porch. Sanborn insurance maps may help with location.

The most important aspects of the project involve the location, scale, and materials of the replacement porch. It is not necessary to strictly replicate the details of the porch on most "contributing" buildings. It is important, however, that new details be compatible with the design of the original porch and the style of the house.

A rear porch may be a significant feature, including a first or second story sleeping porch. Historically, these served a variety of utilitarian functions and helped define the scale of a back yard. Preservation of a historic rear porch should be considered as an option, whenever feasible, at the same time it is recognized that such a location is often the preferred position for an addition.

Repair original elements of the porch and consider restoring original features which have been lost.

The detailing of a porch, whether entablature and columns or thin jigsaw ornamentation with intricate balustrade, should be preserved.

Intricate detailing is reflected on the porch and cherubs are on the building.

This porch reconstruction drew inspiration from historic details.

Enclosing a front porch will significantly compromise the architectural integrity of the house.

Maintenance Tips for Porches

- *Maintain drainage off of the main roof of the house, as well as off of the roof of the porch.*
- *Channel water away from the foundation of the porch.*
- *Maintain a good coat of paint on all exposed wood surfaces.*

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- Avoid applying decorative elements that are not known to have been used on the house or others like it.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

5.4 The open character and integrity of a historic front porch should be retained.

- Enclosing a porch should be avoided.
- Restore a previously enclosed porch to its original open character whenever feasible.

Additional Information

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Chapter 6. Architectural Details

Context & Character

Architectural features and details play several roles in defining the character of a historic structure: they add visual interest, define certain building styles and types, and often showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes often associated with particular styles. Their preservation is therefore important.

Preserving original architectural details is critical to the integrity of the building, and its context. Where replacement is required, one should remove only those portions that are deteriorated beyond repair. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished. Preservation of the original material is preferred. See Chapter 2 on materials and repair.

Design Objective

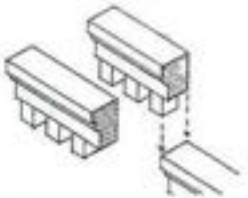
The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.

6.1 Protect and maintain significant stylistic elements wherever possible.

- Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
- The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required.

The fine Classical details help to define the facade and fenestration of this Italianate style.

The deep eaves, corbel tables, arches and columns help to define the rustic quality of this bungalow design.



Where replacement of a detail is required, one should remove only those portions that are deteriorated beyond repair.

Original and reinterpreted historical materials and design help to define the front facade of both properties.

- Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint, as well as maintenance of roof drainage and water removal systems.
- Refer to Chapter 2 for appropriate repair materials and methods.

6.2 If replacement is necessary, design the new element using accurate information about the original features.

- The design should be substantiated by physical or pictorial evidence.
- In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features.
- Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction.
- Replacement details should match the original in scale, proportion, finish and appearance.

Replacement Materials

Using a material to match that employed historically is always the best approach. However, a substitute material may be considered when it appears similar in composition, design, color, and texture to the original.

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In the past, substitute materials were employed as cheaper, quicker methods of producing architectural features. For example, in the late nineteenth century cast metal window hoods replaced those previously constructed of wood or stone. Many of these historic "substitutes" are now referred to as traditional materials. Just as these historic substitutes offered advantages over their predecessors, many new materials today hold promise.

In *Preservation Brief 16, The Use of Substitute Material*, the National Park Service comments that "some preservationists advocate that substitute materials should be avoided in all but limited cases. The fact is, however, that substitute materials are being used more frequently than ever. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time." (http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm) However, these substitute materials should not be used wholesale, but only when it is absolutely necessary to replace original materials with stronger, more durable substitutes.

Substitute materials may be considered when the original is not easily available, where the original is known to be susceptible to decay, or where maintenance may be difficult (such as on a church spire).

Many materials that might appear to be a substitute for the original material have not been in use long enough to have an established record for durability and weathering. Care should be exercised to ensure that they will maintain the appearance of the original after installation. Additionally, certain materials will not readily maintain a coat of paint, and hence may preclude the use of a color scheme to unify the building materials or enhance the architectural details.

Maintaining the composition and embellishment provided by original architectural detail is essential.

Using non-palpable substitute materials may preclude enhancing architectural details through a carefully considered color scheme.

A new porch in character with the house.

Restoring the detail, character and architectural importance of an original porch (below) following insensitive alterations in the past (above).

Another factor that may determine the appropriateness of using substitute materials for architectural details depends on their location and degree of exposure. For example, lighter weight materials may be inappropriate for an architectural detail that would be exposed to intense wear.

6.3 When the original element is missing and cannot be documented, develop a new design for the replacement feature that is a simplified interpretation of the original.

- The new element should relate to comparable features in general size, shape, scale and finish.
- Such a replacement should be identifiable as being new.
- Use materials similar to those that were used historically, wherever feasible.

Intricate detail picked out in color.

Additional Information

One of the best sources for historic photographs is **Salt Lake County Records Management**, which maintains early tax photographs for thousands of buildings.

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Chapter 7. Roofs

Context & Character

The character and profiles of the roof are major features of most historic buildings. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of that roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

While the function of a roof is to protect the house from the elements, the roof form is a major element establishing the character of the building. Historically, the roof shape was influenced by climatic considerations, which determined roof forms and pitch. Salt Lake City has seen the construction of various roof forms.

Chimneys and dormers can be major character-defining features of the roofscape, and are often designed to great effect to crown and embellish the architectural composition. In many instances they combine functionality with great decorative impact.

Roof Deterioration

The roof is the building's main defense against the elements. All components of the roofing system are, however, vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage elsewhere, such as attic rafters and wall surfaces.

Gabled Roof

Gabled

Hipped Roof

Hipped

Shed Roof, behind gabled roof

Flat Roof

Clipped

Clipped Roof

Appropriate Roofing Materials

Bar Tiles - Appropriate for Spanish Colonial Revival Buildings

Asphalt Shingles
Appropriate for: All except Spanish Colonial Style

Wood Shingles
Appropriate for: All except Ranch Style

Common sources of roof leaks include cracks in chimney masonry, failed valley flashings, loose flashing around chimneys and ridges, loose or missing roof shingles, cracks in roof membranes caused by settling rafters, or water backup from plugged valleys, gutters or snow accumulation.

Chimneys are by nature very exposed, cope with greater temperature extremes and are consequently susceptible to more rapid weathering than other masonry features. Additional maintenance here may be required to avoid premature deterioration.

In repairing or altering a historic roof, it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house, should also be preserved, as should the roof shape, eaves, cladding and the features of historic dormers.

Design Objective

The character of a historical roof should be preserved, including its form, features and materials, whenever feasible.

7.1 The original roof form and features should be preserved.

- Altering the angle of a historic roof should be avoided.
- Maintain the perceived line and orientation of the roof as seen from the street wherever possible.
- Historic chimneys and their details should be retained.
- Historic dormers and their details should be retained.

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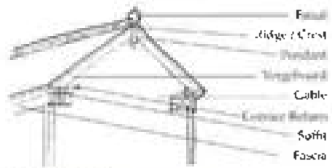
Chapter 7. Roofs

- Retain and repair roof detailing wherever possible.

7.2 The original historic depth of the eaves should be preserved.

- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved.
- Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.



Elements of a Roof

Roof Materials

When repairing or altering a historic roof, one should avoid removing historic roofing materials that are in good condition. Where replacement is necessary, such as when the historic roofing material fails to properly drain or is deteriorated beyond use, one should use a material that is similar to the original in style and texture. The overall pattern of the roofing material also determines whether or not certain materials are appropriate. For instance, cedar and asphalt shingles have a uniform texture, while standing seam metal roofs create a vertical pattern.

The color of the repaired roof section should also be similar to the historic roof material. Wood and asphalt shingles are appropriate replacement materials for most roofs. A specialty roofing material, such as tile or slate, should be replaced with a matching material whenever feasible.

Unless the existence of a historic metal roof can be demonstrated, either by existing material or through historic documentation such as photographs, the use of metal shingle or standing seam roofs on contributing structures should be avoided because of their texture, profiles and reflectivity.

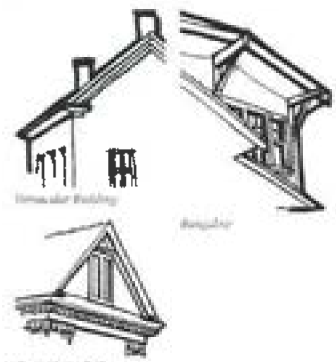
Natural slate is rare in the city and is the most durable of traditional roof materials, usually requiring only piecemeal replacement of damaged individual slates.

Gables, deep eave profiles & rafter tails are key elements of the design.

PART II Design Guidelines

Appropriate Eaves Depths on Various Architectural Styles

Eave: The lowest part of the roof. It is the section of a roof that projects beyond the junction of the roof and the wall.



Vernacular Building

Bungalow

Queen Anne Style

Maintenance & Repair Tips

Roof Repair

Working with a roof should be prioritized to reflect importance:

1. *Chimney - repair, clear and clean (rebuilding, repointing, chemical cleaning)*
2. *Roof - repair or replacement*
3. *Eaves - Paint the eaves*
4. *Gutters & Downspouts - Installation, clean, repair, extend*

Drip Edge

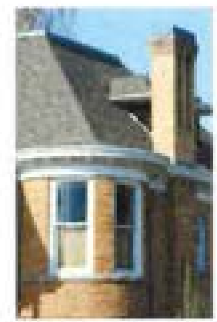
- *Coordinate the color of the drip edge with the color of the roof. The roof will last much longer than the choice of paint colors.*

Gutters & Downspouts

- *Maintain gutters and downspouts in good condition*
- *Keep gutters and downspouts free from debris to ensure proper drainage*
- *Patch holes in gutters and downspouts to keep water from seeping into walls and foundations*
- *Install gutters in a manner that is not detrimental to historic building materials*
- *Ensure that downspouts drain away from the foundations of the building*

7.3 Preserve original roof materials wherever feasible.

- Removing historic roofing material that is in good condition should be avoided.
- Where replacement is necessary, use materials that are similar to the original in both style and physical qualities wherever possible.
- Use a color that is similar to that seen historically.
- Specialty materials such as tile or slate should be replaced with matching material wherever feasible; replacement of a few individual units may be all that is required with these durable materials.



Asphalt shingles are the typical and appropriate roofing material for this style and period of architecture.

Gutters & Downspouts

Gutters and downspouts are mechanisms for diverting water away from a structure. Without this drainage system, water would splash off the roof onto exterior walls and run along the foundation of the building. If gutters and downspouts are to perform adequately, certain requirements should be met. They must be large enough to handle the discharge. They must have sufficient pitch to carry the water off quickly. They must not leak. They must not be clogged with debris.

Because of low rainfall, many residential buildings in Salt Lake City were not designed with any drainage system, or only a partial system (e.g. over entryway). Installation of a new system, where none previously existed, is appropriate if drainage is an issue. These should be designed to have least impact on historic materials, and not obscure important design features (such as rafter tails, cornices, etc.).

7.4 Design new guttering and downspouts to retain historic architectural features and details.

- This may affect the choice of gutter profile and the method of attaching the gutters.

Gutters and downspouts may be a considered part of the building design.

Cedar, clay and slate create special roof textures, colors and characters.

Rear addition which reflects the eaves heights and profiles.

Rear addition designed to integrate with the historic roof form.

Gabled Dormer: appropriate for most architectural styles.

Hip Dormer: appropriate for most architectural styles.

Gable roof *Hip roof*
Place a new dormer such that the roof line is preserved, as in the sketches above.

Additions

It is important that the roof form of an addition be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning an addition, one should review the architectural form and massing of the original building. The design should recognize the historic roof configuration and avoid altering the pitches of the roof and its sections. The perceived historic roof lines should be maintain and reflected in the form of the addition. See also the discussion on Additions in Chapter 8.

Dormers

Historically a dormer was sometimes added to create more head room in upper floors or attic spaces. It typically had a vertical emphasis and was usually placed singly or in a pair on a roof. One exception to this would be a more horizontal proportion often found in the bungalow style. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

7.5 When planning a roof-top addition, the overall appearance of the original roof should be preserved.

- An addition should avoid interrupting the original ridgeline whenever possible.
- See also the design guidelines for Additions in Chapter 8.

Chapter 7. Roofs

7.6 The visual impact of skylights and other rooftop devices should be minimized

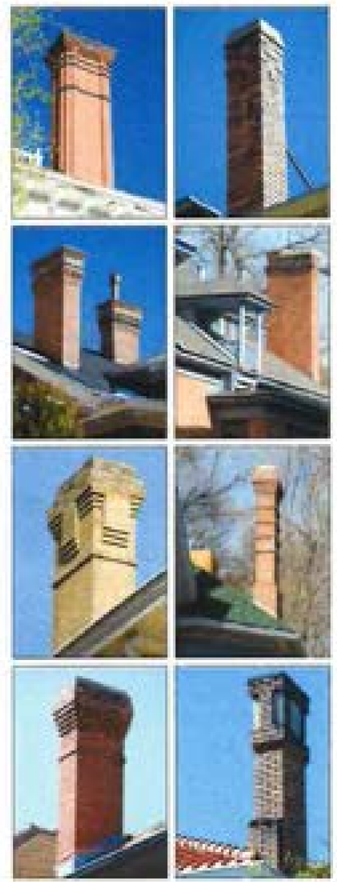
- Skylights or solar panels should be installed to reflect the plane of the historic roof.
- They should be lower than the ridgeline, when possible.
- Flat skylights and solar panels that are parallel with the roof plane may be appropriate on the rear and sides of the roof.
- Avoid locating a skylight or solar panel on a front roof plane wherever possible.
- See also the policy and standards for Small Solar Energy Collection Systems in the Zoning Ordinance - 21A.40.190.

7.7 Conjectural materials or features on a roof should be avoided.

- Applying a modern material that is supposed to look like slate but is not slate, to a contributing structure, for example, will overpower and detract from the architectural integrity of the home.
- Adding elaborate eave details or a widow's walk (an ornate railing around the roof ridge) on a house, where there is no evidence that any existed, creates a false impression of the home's original appearance, and is inappropriate.

Dormer design is usually an integral part of the roof composition.

PART II Design Guidelines



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Chapter 8. Additions

Context & Character

Over time, additions were made to many historic buildings as residents needed more space. In some cases, an owner would add a wing for a new bedroom, or would expand the kitchen.

An early addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and was often located to the side or rear. The primary facade remained unaltered.

An addition was often constructed of materials that were similar to those in use historically. clapboard siding, brick and vertical, narrow bead boards were the most common. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

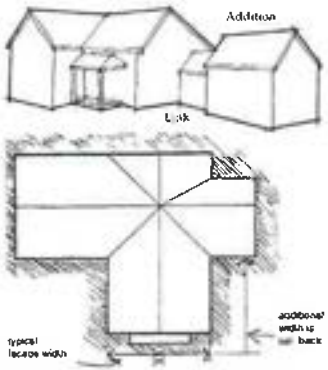
This tradition of adding onto historic buildings should continue. It is important, however, that new additions preserve the historic character of the original building.

Design Objective

The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.

This addition to the rear adopts similar design language, detailing and materials.

This recent addition reflects the design features of the original with a change in material to siding. The change from original to new is emphasized by a break in the wall plane and roof plane.



Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent, as set the addition apart from the historic building and connect it with a connecting "link" piece.

This rear addition respects the principal building by continuation of wall plane, eave and header details, while changing the materials and fenestration.

Existing Additions

Some early additions may have taken on historic significance. One constructed in a manner that was compatible with the original building, and that is also associated with the period of historic significance, may merit preservation in its own right. Such an addition should be carefully evaluated before developing plans for its alteration.

In contrast, more recent additions usually have no historic significance. Some later additions in fact detract from the character of the building through the use of incompatible materials, design and/or location, and may also obscure significant historic architectural features. Where this is the case, removing such noncontributing additions should be considered.

New Additions - Basic Principles

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the form and the character of the building. With the objective of designing an addition which is sensitive to the character and integrity of the building, several considerations should be borne in mind.

All efforts should be made to build within the existing envelope, using basement and attic space whenever possible. If the only option is outside this envelope, then it is preferable to design for a horizontal addition to the rear rather than the side, if possible. If building upward appears to be the only solution, then a house with a steeper roof pitch presents an easier design challenge than a house with a shallow roof pitch.

Chapter 8. Additions

While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition so that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also should be in keeping with the design character of the historic structure. At the same time, it should be distinguishable from the historic portion, so that the evolution of the building can be understood.

This record of the building's history can be achieved in a variety of subtle ways. Keeping the size of the addition smaller and subservient, in relation to the main structure, will also help to minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion of the building.

It is important that the addition should not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one should consider the effect the addition may have on the character of the district, as seen from the public right of way. A side addition, for example, may change the sense of rhythm established by the side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Large rear detached addition incorporating garage with dwelling space above.

Small rear addition of individual design and materials, though in keeping with the design character and materials of the original building.

Early rear addition following the tradition of continuing the eave line, stepping back and using contrasting materials and fenestration.

Small staggered rear addition continuing the axis and eaveline of the residence and distinguished by design and materials.

This rear addition continues the design tradition and language of the original with a change in external materials.

Two distinct types of additions should be considered: ground level additions, which involve expanding the footprint of the structure, and attic additions, which are usually accomplished by installing new dormers to provide more living space and headroom in an attic or second floor space. In either case, the addition should be sited and designed so that it minimizes any negative effects on the building and its setting. At the same time, the roof pitch, materials, window design and general form should be compatible with, though subtly distinct from, the original building.

A further form is the rooftop addition, involving increasing the height and scale of the building. Since the height and roof form of the structure are usually primary character-defining elements, it may be difficult to design this form of addition without adversely affecting the character and integrity of the original building. Rooftop additions are consequently generally discouraged because their design requires special care to locate, compose, scale, and detail appropriately in order to maintain or enhance the character of a contributing structure. Some houses, in particular the bungalow, do not easily lend themselves to rooftop additions.

Good examples of rooftop additions however have been built in the city over the years. They are executed in a manner which allows them to contribute in their own right and enhance the significance of the structure. A high bar for design and construction detailing will consequently be required for any rooftop addition.

8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.

- Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.

8.2 An addition should be designed to be compatible in size and scale with the main building.

- An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent.
- The addition should be kept visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building.

8.3 An addition should be sited to the rear of a building or set back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- Locating an addition at the front of a structure is usually inappropriate.

8.4 A new addition should be designed to be recognized as a product of its own time.

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or more current styles are all techniques that may be considered to help define a change from old to new construction.
- Creating a jog in the foundation between the original building and the addition may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

Recent rear addition continuing the eaves line and using contrasting materials and fenestration.

Upper and lower level rear additions differentiated by fenestration and materials.

Rear addition designed to echo the original scale and form.

Front and rear views of substantial rear addition adopting the height, scale and forms of the original house.

8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.

- For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.

8.6 A new addition or alteration should not hinder one's ability to interpret the historic character of the building or structure.

- A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.
- An alteration that seeks to imply an earlier period than that of the building should be avoided.
- An alteration that covers historically significant features should be avoided.

8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.

- Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.
- Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting.

8.8 Exterior materials that are similar to the historic materials of the primary building or those used historically should be considered for a new addition.

- Painted wood clapboard, wood shingle and brick are typical of many historic residential additions.
- See also the discussion of specific building types and styles, in the History and Architectural Styles section of the guidelines.
- Brick, CMU, stucco or panelized products may be appropriate for some modern buildings.

8.9 Original features should be maintained wherever possible when designing an addition.

- Construction methods that would cause vibration which might damage historic foundations should be avoided.
- New drainage patters should be designed to avoid adverse impacts to historic walls and foundations.
- New alterations also should be designed in such a way that they can be removed without destroying original materials or features wherever possible.

8.10 The style of windows in the addition should be similar in character to those of the historic building or structure where readily visible.

- If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them, or a modern interpretation.

Rear addition reflecting form and scale and distinguished by wall plane, fenestration, detail and materials.

Separate and linked addition including garage and living space.

The addition here takes the form of a new single story wing to the left of the two story earlier building, itself with an early addition of the second floor.

The creative use of dormers provides significant additional space in a way that complements the design of the house.

A rear addition which is subordinate to the house and differentiated by height, materials, fenestration and simpler profiles and details.

Ground Level Additions

8.11 A new addition should be kept physically and visually subordinate to the historic building.

- The addition should be set back significantly from primary facades.
- The addition should be consistent with the scale and character of the historic building or structure.
- Large additions should be separated from the historic building by using a smaller connecting element to link the two where possible.

8.12 Roof forms should be similar to those of the historic building.

- Typically, gable, hip and shed roofs are appropriate.
- Flat roofs are generally inappropriate, except where the original building has a flat roof.

8.13 On primary facades of an addition, a 'solid-to-void' ratio that is similar to that of the historic building should be used.

- The solid-to-void ratio is the relative percentage of wall to windows and doors seen on the facade.

Attic Additions

8.14 When designing an attic addition, the mass and scale of alterations to the rooflines should be subordinate to and compatible with the scale of the historic building.

- An addition should not overhang the lower floors of the historic building in the front or on the sides.
- Dormers should be subordinate to the overall roof mass and should be in scale with those used originally on the building (or on similar styles of building if none are present originally).
- Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Rooftop Additions

8.15 A rooftop addition should be situated well back from the front of the building.

- This will help preserve the original profile of the historically significant building as initially perceived from the street.

8.16 The roof form and slope of the addition should be in character with the historic building.

- If the roof of the historic building is symmetrically proportioned, the roof of the addition should be similar.
- Eave lines on the addition should be similar to those of the historic building or structure.

8.16 The composition and detailing of the addition should reflect those of the house.

- Designs for a rooftop addition should derive from a thorough evaluation of the composition of the historic building.
- An inventory of the detailed elements of the building can facilitate the integration of the addition and the historic structure.

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Chapter 9. Accessory Structures

Context & Character

Accessory structures include original or early garages, carriage houses or sheds. Traditionally these structures were important elements of a residential site. Because secondary structures make important contributions to a site and the district, helping to interpret how an entire site was used historically, their retention and preservation are strongly encouraged.

When treating a historic accessory building, respect its character-defining features such as the primary materials, roof materials, roof form, historic windows, historic doors and architectural details.

Design Objective

Significant historic accessory structures should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or identifying an adaptive use so that the accessory structure provides new functions. Newly constructed secondary structures should remain subordinate to the primary building, and compatible in mass and scale.

Carriage house with hay loft door.

Historically, accessory structures were sited at the rear of a lot; this pattern should be maintained wherever possible.

Continuing scale and/or use of early rear garage structures with shared access driveway.

Street facing accessory structure replicating the house design, and using a pair of side-hinged doors.

Early garage sliding door arrangement with later alterations.

History of Accessory Structures

Studies of accessory structures document a progression from the barn or carriage house to the garage. When the automobile arrived, it was often stored in the barn or carriage house. Later, however, as the automobile became prevalent, the garage took on a building form of its own. According to "Garages in Salt Lake City's Avenues District," many characteristics of the carriage house were adapted to accommodate the car.

For instance, due to fear of its potential flammability, the garage was detached from the house and located a distance from it, usually along an alley, if one existed. Also, various fire resistant materials were used in garage walls, including: vitrified brick, cast concrete, pressed metals or hollow tile. Roof materials included slate, metal, terra-cotta, wood, asphalt and asbestos.

Originally garage doors were similar to those seen customarily on barns and carriage houses: double doors that were side-hinged or that slid horizontally. The use of double doors eventually gave way to a vertically rolling overhead garage door, which was the prototype for the electric garage door. The location of the garage itself moved as owners became less worried about the threat of flammability. During the 1920s, homeowners began to build garages to the side of their house, and by the 1960s the garage was often part of the house.

Preserving or Rehabilitating Historic Accessory Structures

Primary Materials

Many of the materials that have been used historically in accessory structures are those employed in the construction of primary buildings. The characteristics, use, repair and replacement of these materials are addressed in the preceding chapters. In preserving or rehabilitating accessory structures, it is important to preserve the original materials to retain the character of the historic structure and its relationship to the house.

Roof Forms and Materials

Most historic accessory structures had gabled or shed roofs, with flat roofs becoming more common from the 1930s. Roofing materials included slate, metal, terra-cotta, wood, asphalt and asbestos. Property owners are encouraged to use period-appropriate roof forms and materials if undertaking more extensive projects, such as converting an accessory structure to a new use. However, because accessory structures are often subordinate to the main house, greater flexibility in their treatment may be appropriate.

9.1 Preserve a historic accessory building when feasible.

- When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- Avoid moving a historic secondary structure from its original location if possible.

This garage reflects the design of the house in form, details and materials.

Garage & accessory space designed to complement the historic house.

A traditional design as garage and accessory space.

Rear garage designed to complement the house.

Recent rear garage designed to complement the scale and character of the house and setting.

Early multi-car garage with simple form and materials.

9.2 New accessory buildings should be constructed to be compatible with the primary structure.

- In general, garages should be unobtrusive and not compete visually with the house.
- While the roofline does not have to match the house, it should not vary significantly.
- Appropriate materials may include horizontal siding, wood shingles, brick, and in some cases stucco.
- In the case of a two-car garage consider using two single doors since they help to retain a sense of human scale and present a less blank look to the street.

9.3 Attaching garages and carports to the primary structure should be avoided.

- Typically before c. 1940 a garage was a separate structure, at the rear of the lot, and this pattern should be maintained where possible.
- The City considers attached accessory structures on a case-by-case basis.
- An attached garage may be treated as an addition. Regulations and guidelines (Chapter 8) for additions may apply.

Additional Information

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Early street facing 'snout' garage using rear lane access

Recent street facing garage addition designed to original scale & character

Many early garages with alley access are still found throughout the historic neighborhood

An original carriage house now converted to an individual dwelling

Context sensitive design of accessory space & garage

Chapter 10. Seismic Retrofitting

Context & Character

Many historic structures were built during times when there was less knowledge of seismic design and building codes were less restrictive. This may make them vulnerable to damage or destruction in earthquakes. However, today there are methods of reducing the risk of earthquake damage. If carefully planned and executed, these retrofitting techniques can upgrade the safety of the home, while at the same time being sensitive to the historic fabric of the house. By upgrading such features as foundations, floors, ceilings, walls, columns, and roofs, homeowners can improve the resiliency of their historic houses. This will ensure increased personal safety and protection of their investments.

The first step in retrofitting a historic house is to investigate the premises and identify its weak points and features that can be strengthened and reinforced. For an inspection checklist and more information, see "Bracing for the Big One: Seismic Retrofit of Historic Houses," published by the State of Utah's State Historic Preservation Office. Alternatively, consult a structural engineer with experience in assessing older buildings.

Design Objective

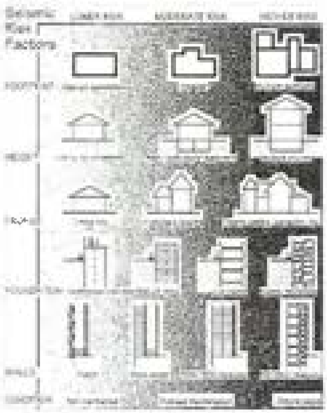
Retrofitting a historic structure in Salt Lake City to improve its ability to withstand seismic events can be carried out while minimizing negative impacts upon historic features and building materials.

Horizontal forces of earthquakes cause damage to historic structures. (Courtesy of Utah Division of State History, Office of Historic Preservation)

Salt Lake City has neighborhoods regarded as seismically active.

The Stanley F. Taylor building, a residence dating to c. 1906, was recently seismically upgraded as part of a commercial rehabilitation.

PART II Design Guidelines

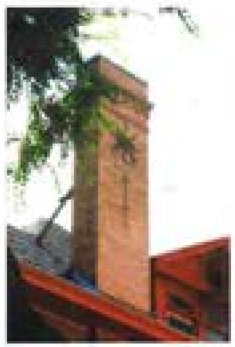


Seismic Risk Factors (Courtesy of Utah Division of State History, Office of Historic Preservation)

Vista from the Avenues highlighting architectural variety in historic and topographic context.

10.1 Seismic retrofitting of a historic building should be designed in a way that has the least impact on the architectural integrity of the building.

- Building materials used in seismic retrofitting should be located on the interior and/or blended with existing architectural features.



Seismic bracing on one of the many decorative chimney stacks in the city.

Additional Information

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Look, David W., Terry Wong, PE & Sylvia Rose Augustus. Preservation Briefs 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront. Washington, DC: Technical Preservation Services, National Park Service, U.S. Department of the Interior. 1997.
retrofit.htm

Chapter 11. General Design Guidelines

This section discusses design topics that may be associated with all types of projects, including those affecting historic properties as well as other work and new construction in local historic districts.

Accessibility

The Americans with Disabilities Act 1990 mandated that all public places are to be accessible to everyone. This mandate includes historic structures that are used for commercial and multi-family uses. While all buildings must comply, alternative measures are possible when the integrity of a historic resource would be threatened. In most cases though, property owners can comply without compromising the integrity of the historic resource.

11.1 These guidelines should not prevent or inhibit compliance with laws on access.

- All new construction should comply completely with the ADA.
- Owners of historic properties should comply to the fullest extent possible, while also preserving the integrity of the character-defining features of their buildings.
- Special provisions for historic buildings exist in the law that allow some alternatives in meeting the ADA standards.

Mechanical Equipment

New technologies in heating, ventilating and telecommunications have introduced mechanical equipment into historic areas where they were not seen traditionally. Satellite dishes and rooftop heating and cooling equipment are among those that may now intrude upon the visual appearance of historic districts. Wherever feasible, the visual impacts of such systems should be minimized such that the historic character is not negatively affected. Locating equipment so that it is screened from public view is the best approach.

11.2 The visual impacts of mechanical equipment as seen from the public way should be minimized.

- Mechanical equipment should be screened from view.
- Ground mounted units should be screened with fences, walls, or hedges.
- Where roof top units are visible, provide screening with materials that are compatible with those of the building itself.
- Window air conditioning units should not be located on a primary facade.
- Use low-profile mechanical units on rooftops to avoid visibility from the street or alley.
- The visual impacts of utility connections and service boxes should be minimized.
- Use smaller satellite dishes, mounted low to the ground, and away from front yards, significant building facades or highly visible roof planes when feasible.
- Muted colors on telecommunications and mechanical equipment should be used to minimize appearance and blend with the background.

11.3 Locate and attach standpipes and other service equipment and pipework such that they do not damage historic facade materials.

- Cutting channels into historic facade materials damages the historic building fabric and should be avoided.
- Keep such equipment and service connections away from the primary facades wherever feasible.

Landscaping

Native and established plant materials significantly contribute to the sense of a "natural setting" that is part of the heritage in many of the historic districts. Where buildings are set back from the sidewalk, they typically have yards, walks, fences and plant materials that all contribute to the sense of open space in the community. This character should be maintained as it plays an important role in establishing a context for the historic buildings. Preserving established street trees and replacing them when necessary would be examples.

11.4 Established plantings on site should be maintained.

- Established trees should be preserved on site when feasible.
- Protect established vegetation during construction to avoid damage.
- Replace damaged, aged or diseased trees.
- If street trees must be removed as part of a development, replace them with species of a large enough scale to have a visual impact in the early years of the project; refer to the City's Urban Forester requirements.

Established landscaping at far exception the street on the Avenues contributes significantly to the character, identity and residential amenity of a neighborhood.

11.5 Indigenous plant materials should be included in new landscape designs.

- Drought-tolerant varieties, that are in character with plantings used historically, are preferred.
- A list of drought tolerant plants is available from the Salt Lake City Planning Division.

11.6 The use of traditional site structures is encouraged.

- Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate.
- See also PART II, Ch.1 Site Features.

Service & Parking Areas

11.7 Minimize the visual impacts of service areas as seen from the street, wherever possible.

- Service areas should be sited away from public view, wherever feasible.
- Service areas, especially those associated with commercial and multifamily developments, should be screened from view, wherever possible. This includes locations for trash and recycling containers, and loading docks.

11.8 Large parking areas, especially those for commercial and multifamily uses, should not be visually obtrusive.

- Locate parking areas to the rear of the property, when physical conditions permit.
- An alley should serve as the primary access to parking, whenever possible.
- Parking should not be located in the front yard.

11.9 Large expanses of parking should be avoided.

- Divide large parking lots with planting areas.
- In the context of the character and scale of historic residential areas, large parking areas are those with more than five cars.

11.10 Parking areas should be screened from views from the street.

- Automobile headlight illumination from parking areas should be screened from adjacent lots and the street.
- Fences, walls, and plantings, or a combination of these, should be used to screen parking.

Locate parking areas to the rear of the properties, when physical conditions permit.

Color

Color is not a matter considered in design review in Salt Lake City. It can however dramatically affect the perception of a building and its contribution to its setting.

Color schemes vary throughout the historic districts in Salt Lake City. Many are associated with individual building types and styles, while others reflect the tastes of distinct historical periods. Color in itself does not affect the actual form of a building, but it can dramatically affect the perceived scale of a structure, and it can also help to blend a building with its context. Property owners should also refer to more detailed discussions of specific color schemes associated with individual architectural styles. (PART I, Section 4, Historic Context & Architectural Styles)

A considered color scheme here complements both building and setting.

With respect to colors on a historic building, a scheme that reflects the historic style is preferred, although some new color selections can also be compatible. For a non-historic building in a historic district, a color scheme that complements the historic character of the district should be used.

Property owners are particularly encouraged to employ colors that will help establish a sense of visual continuity for the block. Several major paint companies produce a range of historical colors, often drawing from extensive research. See also the Additional Information panel at the end of this chapter.

11.11 Color schemes should be simple.

- Using one base color for the building is preferred.
- Muted colors are appropriate for the base color.
- Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with some architectural styles.
- See the discussion on Historic Context Architectural Styles.

11.12 Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes.

- Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.
- A better sense of the coherence of the architectural composition is likely to be achieved.
- Where a color is used can be very important to a successful outcome. Consider a hand drawn or computer-generated 'mock-up' to judge the success of the color scheme.
- Assess the impact upon adjacent buildings.

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Chapter 12. New Construction in Historic Districts

These guidelines apply to the design of new principal buildings in the City's local historic districts. They apply in addition to specific historic district design guidelines for historic districts in PART III.

Creative solutions that are compatible with the established character of a historic neighborhood are strongly encouraged. Designs that seek to contrast with the existing context, simply for the sake of being different, however, are unlikely to be compatible and are discouraged. The goal of the guidelines in this chapter is to protect the historic and architectural character of each neighborhood, while allowing new, compatible design.

The Design Approach

Designing a building to fit within a historic district requires careful thought. Initially, it is important to realize that, while a historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations and additions to existing structures and the construction of new buildings occurring over time.

Designating a district recognizes this dynamic. It ensures that, when new building does occur, it will be in a manner that reinforces the basic visual and historical characteristics of the area. This does not mean, however, that new buildings should look old. Imitating historic styles found in a historic district is generally discouraged. It is preferable to be able to perceive the evolution of the street and neighborhood, discerning the apparent age of each building by its architectural expression and method of construction. Placing a building's architectural style in relative chronological order helps in interpreting the development of the neighborhood.

A new building should relate to the essential characteristics of the district and setting and complement the character with creative yet compatible new design. To do so relies upon reading and understanding the patterns underlying the character of each district and each setting, as well as the role of time in creating and maturing these patterns, evolving the urban landscape. Such characteristics would include the way in which a building is located on its site, the manner in which it relates to the street and its scale, height, massing, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally in the area, visual compatibility results.

These basic design relationships are more fundamental than the details of individual architectural styles. It is possible, therefore, to be compatible with the historic context of the district, while creating a design that is identifiable as being newer than the historic buildings of the area.

The design guidelines that follow encourage contemporary creativity. At the same time, they promote new design that relates to the patterns and characteristics of the historic district.

The principal design features that help a building integrate with its context in any historic district in the city are described in the sections that follow, and in the two design criteria evaluations at the end of the chapter. More specific points about the unique character of each of the local historic districts follow in PART III of the preservation handbook.

Site Design Guidelines

Street and Block Patterns

Historic settlement patterns, evident in street and alley plans and the form of the urban block, establish the distinctive identity of each of the City's historic districts, and the traditional 'grain' of the city. These patterns effectively create the 'infra-structure' of the character of the district. They are characteristics that should be respected and preserved. The detailed configuration of the pattern of streets and alleys varies for each district and frequently through the layout of each street block, often creating sub-areas within that individual district. These street plans, with their internal network of streets and alleys, establish the manner in which primary structures are sited and oriented. This pattern also influences the disposition of secondary structures and landscape features on the lot and the street block.

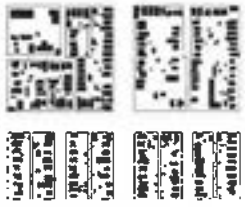
The street block, often with its network of secondary streets or alleys, provides a common, unifying framework for the pattern, scale, dimensions and orientation of the individual lots, and consequently the houses. Lot size often varies considerably, with smaller lots and houses being a common characteristic of the interior of many of the City's large blocks. The contrast in character between the exterior and the interior of some blocks establishes a variety in lot and building scale as a principal characteristic of several districts.

These 'urban framework' patterns are also influenced by topography. In The Avenues, University and part of Capitol Hill districts, the grid continues into notable inclines, creating interesting streetscapes and views as the houses step up or down the hill. In older sections of Capitol Hill, the street and block patterns respond more closely to the contours of the landscape, creating dramatic and unexpected streetscapes and relationships between buildings. The common patterns of lot and building facing the street are still maintained. See comparative layout plans (to scale) of four of the city historic districts.

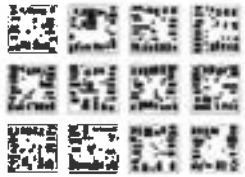
12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.

- Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill which has a more irregular street pattern.
- In Capitol Hill, the street system initially followed the steep topography, and later a grid system was overlaid with limited regard for the topography.
- The grid plan also takes different forms, with for example the much tighter pattern of urban blocks in the Avenues being one its distinctive characteristics and attractions.
- Closing streets or alleys and aggregating lots into larger properties would adversely affect the integrity of the historic street pattern.
- Refer to the specific design guidelines for the historic district for additional detail. (PART III of these guidelines).

University Historic District



Central City Historic District



The Avenues Historic District

Capitol Hill Historic District

12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.

- The orientation, scale and form of a building has a role in supporting a coherent street pattern.

Building Placement and Orientation

In the historic neighborhoods of the city, the house tends to be situated towards the front of the lot with most of the private open space behind. Side yard space is usually limited and shared between the properties. Front setbacks may vary on occasionbut tend to be within a well-defined range, establishing a common visual relationship between buildings of differing scale and character. The shared sense of openness enjoyed by residents in front and behind the property relies upon the situation of the buildings and coincidental private open space.

Buildings also tend to be sited in alignment with their lots, creating both a defined pattern of frontages and a sense of visual rhythm established by the space between the buildings. The frontage of the building also tends to be the focus of the greatest architectural interest.

Orientation of porch and entrance towards the street helps to integrate new design into the street setting.

Traditionally, a typical building had its primary entrance oriented to the street. Frequently this was accompanied by a front porch designed to create a semi-private space and functioning as a social interface with the street. This characteristic established a "pedestrian-friendly" quality, encouraging walking and social engagement. In most cases, similar entry ways and front porches were evenly spaced along a block, creating a rhythm that also contributed to the sense of visual continuity in a neighborhood.

Where they presently exist, these characteristics should be maintained in new design. Locating the entrance of a new building in a manner that is similar to those seen traditionally is a means of doing so. The front porch is often the characteristic element that reinforces this common pattern of orientation, as well as helping to retain a sense of human scale.

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

- A new building should be situated on its site in a manner similar to the historic buildings in the area.
- This includes consideration of building setbacks, orientation and open space. (See also the individual district guidelines in PART III.)

12.4 The front and the entrance of a primary structure should orient to the street.

- A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.
- An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

Building Scale Guidelines

Mass & Scale

The mass and scale of a building are also important design issues in a historic district. The traditional scale of single-family houses is a characteristic of most of the neighborhoods. This similarity of scale, although it can range from single story to over two stories, also enhances the pedestrian-friendly character of many streets.

Often, earlier buildings were smaller than typical more recent houses; nonetheless, a new building should, to the greatest extent possible, maintain this established scale. While new buildings and additions may be anticipated to be larger than many of the earlier structures, new construction should maintain a compatibility with the established scale of the context. The visual continuity and cohesion of the district should be maintained.

12.5 A new building should be designed to reinforce a sense of human scale.

- A new building may convey a sense of human scale by employing techniques such as these:
  - Using building materials that are of traditional dimensions.
  - Providing a porch, in form and in depth, that is similar to that seen traditionally.
  - Using a building mass that is similar in size to those seen traditionally.
  - Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally.
  - Using window openings that are similar in size to those seen traditionally.

The massing of the building can be effectively integrated with the topography to reduce the scale of a new building.

Front and side facing gables, single story porch, materials and fenestration are characteristics compatible with the setting.

Traditional forms, including tall front porch, are used with materials to convey a strong sense of human scale.

A group of new dwellings are staggered along the street frontage, with front entrances, balconies, porches and stairs emphasizing rhythm and human scale.

Although distinctly different in design composition, the building in the foreground achieves a compatibility with its context in terms of massing and scale.

The massing of this building is designed to mediate between the scale of the adjacent single story and two story buildings, increasing in height incrementally as it steps back from the street frontage.

12.6 A new building should appear similar in scale to the established scale of the current street block.

- Larger masses should be subdivided into smaller "modules" similar in size to buildings seen traditionally, wherever possible.
- The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

- This can help to maintain the sense of human scale characteristic of the area.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.

12.8 A front facade should be similar in scale to those seen traditionally in the block.

- The front facade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.
- The primary plane of the front facade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum facade width in the district.

Height

A similarity in building heights also contributes to the visual relationships and continuity of an individual district. In this context, the height of a new building should not overwhelm historic structures in the immediate setting, and should fall within the range of height defined by historic structures in the district. Similarities in heights among prominent building features, such as porches and cornices, are equally important. These features often appear to align along the block and contribute to the sense of visual rhythm and continuity.

12.9 Building heights should appear similar to those found historically in the district.

12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.

Width

In many of the districts, buildings were designed to be similar in width to nearby structures, often echoing similar lot widths. This helps to establish a relatively uniform scale for the neighborhood and, when these buildings were evenly spaced along a block, a sense of rhythm resulted. In such a case, the perceived width of a new building should appear similar in size to that of historic buildings in the neighborhood in order to help maintain this sense of visual rhythm and continuity. For example, if a new building would be wider than those seen historically, it should be divided into modules that appear similar in width to traditional buildings.

12.11 A new building should appear similar in width to that established by nearby historic buildings.

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.
- Stepping back sections of wall plane helps to create an impression of similar width in such a case.

The height and width of these buildings equate with the scale of the immediate setting, while adopting an alternative front and side gabled form.

The width of this building reflects building width and scale in this setting, while the strong horizontal emphasis of one street frontage is counter-balanced by the vertical emphasis of the modules of the other frontage.

The solid to void ratio here closely reflects that characteristic of the setting and the historic neighborhood.

Despite the contrasting geometric modules of this building, the subdivision of the fenestration helps to convey a sense of human scale and to integrate the design with setting.

Solid to Void Ratio

In most historic residential districts, a typical building appeared to be a rectangular solid, with holes "punched" in the walls for windows and doors. Most buildings had relatively similar amounts of glass, resulting in often fairly uniform solid to void ratio. This ratio on a new building, the amount of facade that is devoted to wall surface, as compared to that developed as openings, (known as the 'solid to void ratio') should be similar to that of historic buildings within the neighborhood.

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Building Form Guidelines

Form and Visual Emphasis

While there may be great variety inherent in the architectural styles and composition in most districts, a similarity of building forms contributes to a sense of visual continuity and identity. In order to maintain this sense of relationship and visual continuity, a new building should have basic roof and building forms that are similar to those seen traditionally. Overall facade proportions also should be in harmony with the range found within the immediate area.

A building can also be categorized by its visual emphasis. This might be vertical, as found in for example Queen Anne or Victorian styles, horizontal as with the bungalow type, or more balanced in for example the Foursquare. Frequently, a street block might be composed of buildings reflecting this complete range.

The emphasis adopted in the design of a new building should be informed by an evaluation of its context. Look at the neighboring buildings on both sides of the street. From this review identify how a new design can both reflect and complement existing character. An increase in scale, for example, can be more effectively integrated using a design composition with more vertical emphasis.

12.13 Building forms should be similar to those seen traditionally on the block.

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

Several building designs and forms create variety and visual vitality, yet instill a strong vertical visual emphasis using facade or module width. Single story porches and projecting window bays sharing a common eaves height establish a rhythm.

A variety of building forms, roof profiles and entrances share common heights with strong horizontal elements. Equally strong vertical features are evident in the columns, bays and dormer windows.

The steeply gabled roof design and chimney become the most important element, visually unifying the house around corner fenestration and understated doorway.

A strong vertical emphasis is created by the façade modules, tall entrance porchways and the composition and proportions of doors and windows.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

- Visually, the roof is the single most important element in the overall form of the building.
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

Proportion and Emphasis of Building Facade Elements

12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.

- The "overall proportion" is the ratio of the width to height of the building, especially the front facade.
- The design of principal elements of a facade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.
- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about facade proportions.

Rhythm & Spacing of Windows & Doors

The manner in which openings are arranged across a facade, their grouping or individual placement, (the fenestration pattern) will be an essential component of the architectural composition. The fenestration can also be an important feature of a building's contribution to the street and the district. When similar patterns occur among buildings in a block, a sense of affinity and visual continuity can emerge from a variety of architectural forms or styles. When such characteristics occur, this sense of similarity and coherence should be preserved.

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

Much of the design composition of these buildings relies upon the fenestration pattern 'punched' into sheer white walls, strong gables and soaring chimney.

Although higher than would normally be appropriate in Salt Lake City historic residential neighborhoods, the spare openings in this tall gabled building effectively create a central focal accent for this building.

An interplay of several characteristic materials (brick, siding & stucco) and colors can help to integrate simple rectilinear forms with the palette of materials and colors of the context.

Creative use of new details can effectively deviate from traditional architecture.

Building Materials and Details

Much of the character of a building resides with the variety and composition of architectural details, the windows and the materials. The combination brings a finer grain of design detail, texture and visual interest to each building and therefore to the street, helping to define architectural style and the richness and identity of that part of the district. Materials and details also help to convey a sense of the maturity of the building and that part of the neighborhood.

Traditional design elements, details and materials were frequently functional as well as decorative. A cornice, inspired by classical architecture for example, could have a strong projecting, profile composed of a complex hierarchy of detailed profiles. It might alternatively have decorative supporting brackets. At the same time the depth of the cornice or eaves will efficiently throw rainwater away from the walls and effectively shelter parts of the wall from direct exposure and splashback.

The choice of materials, and the way they are used, can help to reflect the sense of human scale inherent in a historic residential area. The individual brick or block of stone can be instinctly perceived as a dimensional unit with which we are familiar.

Building details and materials play a major role, not just in defining the detailed visual character of a building, but in establishing its age and maturity. The dimension of time is something we inherently read and interpret in a historic neighborhood. The durability and quality of both materials and design details should ensure that a new building endures and gradually mellows into the 'historical narrative' of the district.

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting.

- This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.

12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.

- Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.
- The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles.

12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.

Windows

Window openings often provide a considerable degree of modeling to the building facades, with a distinctive recess (window reveal) of the plane of the window from the plane of the wall. This characteristic enhances the visual strength of a facade, conveying a sense of the depth and solidity of the wall, and distinct areas of shadow which change with the time of day and the season. This recess also helps to shelter the window and the window frame.

Window proportions, reveals and frame details can add visual strength and decorative embellishments to otherwise plain facades.

Window reveals and contemporary detailing to the porch and front dormer window add both a visual strength and human scale interest.

Pronounced eave lines, cladding details and a combination of materials and finishes can help establish both human scale and visual character.

Windows also provide a medium for fine detail and craftsmanship, using decorative pattern, lead and often stained glass.

12.20 Windows with vertical emphasis are encouraged.

- A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts.
- Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.
- See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch 4, PART I).

12.21 Window reveals should be a characteristic of most masonry facades.

- This helps to emphasize the character of the facade modeling and materials.
- It should enhance the degree to which the building integrates with its historic setting.
- It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds.

12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.
- See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch 4).

Architectural Elements & Details

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

- These include eaves, windows, doors, and porches, and their associated decorative composition and details.

12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The proportion of elements such as brackets for example should appear to be functional as well as decorative.

12.25 Contemporary interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new.
- Contemporary details for porch railings and columns are other examples.
- New soffit interest and visual compatibility, while expressing a new, complementary form or style.

12.26 The replication of historic styles is generally discouraged.

- Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting.
- Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.

New Construction Design Criteria for Street Facades

SITE DESIGN GUIDELINES

1	STREET & BLOCK PATTERNS (12.1, 12.2)	Buildings maintain the street plan. Front facades maintain the role of street pattern as a unifying framework for a variety of architecture.
2	BUILDING PLACEMENT & ORIENTATION (12.3, 12.4)	Placement respects (or establishes) a consistent orientation & setbacks. Frontage & entrance orient to the street.

BUILDING SCALE GUIDELINES

3	MASS & SCALE (12.5, 12.6, 12.7, 12.8)	The sense of human scale, established by heights, widths, modules & porches, is reinforced. A similarity of scale is maintained. Roof forms & building massing fall within the established range. Front facades are similar in scale.
4	HEIGHT (12.9, 12.10)	Heights fall within the established range.
5	WIDTH (12.11)	Building width reflects the established range.
6	SOLID TO VOID RATIO (12.12)	Solid to void ratio is a unifying factor.

BUILDING FORM GUIDELINES

7	FORM & VISUAL EMPHASIS (12.13, 12.14)	Building forms reflect the range in the context. Roof forms vary within a defined range.
8	PROPORTION & EMPHASIS OF FACADE ELEMENTS (12.15)	The proportions of the facades & principal design elements have a distinct vertical emphasis.
9	RHYTHM & SPACING WINDOWS/DOORS (12.16)	Fenestration patterns vary but have an affinity.

BUILDING MATERIALS & DETAILS

10	MATERIALS (12.17, 12.18, 12.19)	Materials contribute to the sense of human scale. Materials appear to have a proven durability.
11	WINDOWS (12.20, 12.21, 12.22)	Windows share a vertical proportion. Windows in masonry facades are emphasized by reveals. Windows and doors are framed to reflect the setting.
12	ARCHITECTURAL ELEMENTS & DETAILS (12.23, 12.24, 12.25, 12.26)	Building components echo those of the context. Ornamental elements are in scale. The interpretation of traditional details is contemporary.

Street Facade Evaluation

This is an illustration of the application of the Design Guidelines for New Construction for a Street Facade.

The design guidelines for New Construction are summarized above under the principal topic headings, with the numbers of the pertinent design guidelines.

The facing page evaluates the role and 'performance' of the design guidelines in the composition of this street facade, with the number reference relating to the design guideline topic above.

New Construction Design Criteria for Buildings

SITE DESIGN GUIDELINES

1	STREET & BLOCK PATTERNS (12.1, 12.2)	The historic street pattern and its role are respected.
2	BUILDING PLACEMENT & ORIENTATION (12.3, 12.4)	Building placement, orientation and setbacks are reflected.
		The frontage and entrance orient to the street.

BUILDING SCALE GUIDELINES

3	MASS & SCALE (12.5, 12.6, 12.7, 12.8)	The massing of the modules stepping down towards the street helps achieve a human scale.
		The building is subdivided into three principal modules equating with the scale of the context.
		The flat roof forms at different heights mediate between buildings either side.
		The front facades, arranged in three parts, are in scale with other buildings on this street block.
4	HEIGHT (12.9, 12.10)	Building height falls within the range established by the current street facade and mediates between adjacent buildings.
5	WIDTH (12.11)	Building width is similar and is modulated in three primary facade planes.
6	SOLID TO VOID RATIO (12.12)	Solid to void ratio is within the established range; glass is subdivided.

BUILDING FORM GUIDELINES

7	FORM & VISUAL EMPHASIS (12.13, 12.14)	The building design is composed with three rectangular sections, with front porch.
		The flat roof form is a characteristic and equates with the immediate and wider setting.
8	PROPORTION & EMPHASIS OF FACADE ELEMENTS (12.15)	The vertical emphasis of the bays is balanced by the horizontal eaves lines.
9	RHYTHM & SPACING WINDOWS/DOORS (12.16)	The fenestration pattern is within the local characteristic range.

BUILDING MATERIALS & DETAILS

10	MATERIALS (12.17, 12.18, 12.19)	Primary materials, brick, wood and stucco, contribute to the sense of human scale.
		Facade materials are generally durable.
11	WINDOWS (12.20, 12.21, 12.22)	The horizontal emphasis of the windows is balanced by their vertical subdivision.
		Window framing reflects traditional patterns.

Building Evaluation

This is an illustration of the application of the Design Guidelines for New Construction for an individual Building in context.

The design guidelines for New Construction are summarized above under the principal topic headings, with the numbers of the pertinent design guidelines.

The facing page evaluates the role and 'performance' of the design guidelines in the composition of this building, with the number reference relating to the design guideline topic above.

12	ARCHITECTURAL ELEMENTS & DETAILS (12.23, 12.24, 12.25, 12.26)	The building components - eaves, porch, door, window - are characteristic.
		They are also in scale.
		Contemporary interpretations are used in the design.
		This architectural composition does not replicate a historic style.

PART III Historic Districts

Introduction

The guidelines that follow apply to five of the locally designated residential historic districts in Salt Lake City: the Avenues, Capitol Hill, Central City, South Temple and University. The recently designated Westmoreland Place will be included in the next revisions to the guidelines. The purpose of this section is to highlight the character of each district, as well as to offer guidelines that address issues and trends unique to each historic district.

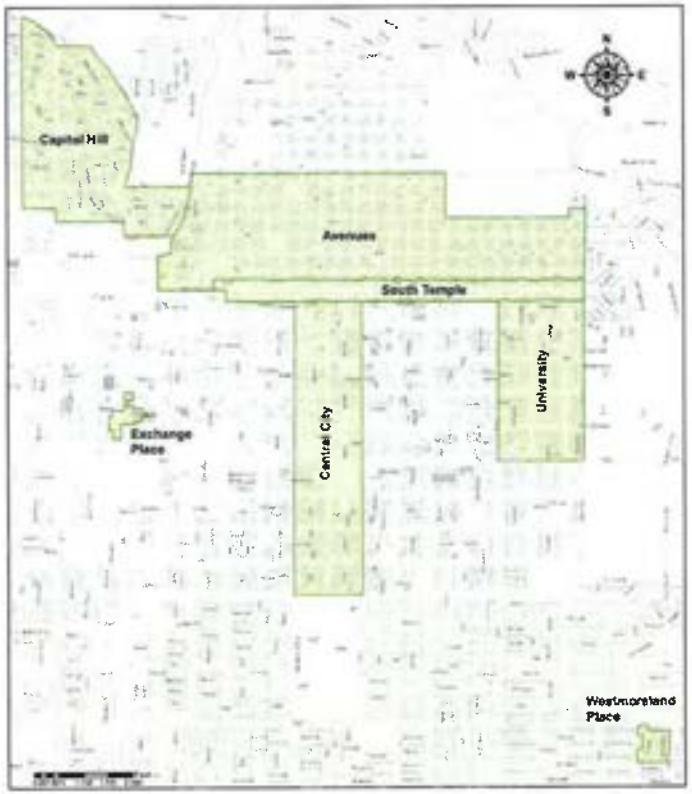
These guidelines are intended to preserve the historic character of each district, while accommodating the incremental evolution of the district through sensitive change. Some of the guidelines presented may address topics covered in other sections of the document, and appear again here in order to emphasize their specific relevance and importance to the particular district.

Each historic district section has five components:

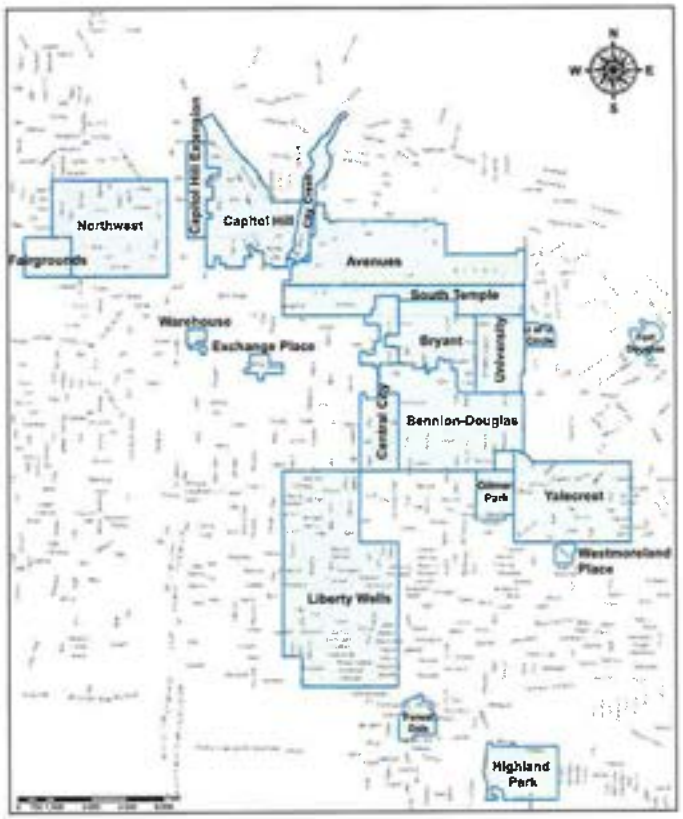
- a developmental history,
- a description of development trends,
- a statement of goals for the district,
- a description of design character, and
- the design guidelines.

Each district has its own distinct character, which is due in part to factors such as topography and the individual pattern of incremental development. The developmental history for each district explains its evolution. This information, along with the summary of development trends, statement of goals and description of design character, provides an orientation to the context for property owners. The design guidelines that then follow provide special design principles that apply to the specific context.

Salt Lake City Local Historic Districts

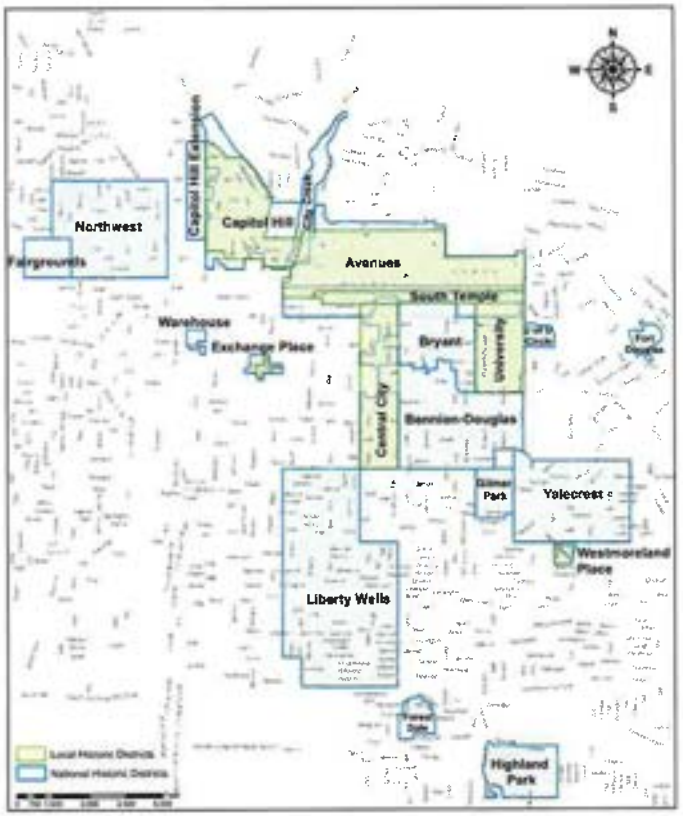


Salt Lake City National Historic Districts



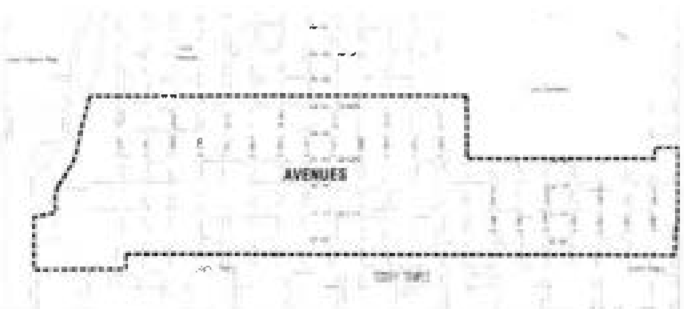
GSBS

Salt Lake City Local & National Historic Districts



A Preservation Handbook for Historic Residential Properties & Districts PART III iv

Chapter 13
The Avenues



The Avenues Historic District *Not to scale*

Cover page image: *Elmer Romney's birthday party. In the background, Queen Anne details add interest to a cottage typical of the Avenues*

Historic Architectural Character

The Avenues is Salt Lake City's largest locally-designated historic district, and the one best-known for the preservation efforts undertaken by its property owners. The fine views of the valley, the proximity to downtown and the long-standing diversity of both its architecture and population make the Avenues a desirable place to live.

The appearance of this district is characterized by the predominantly residential use of the buildings, by the variety of architectural styles, and by the unity of the streetscape. Although platted in the 1850s, with development occurring in the 1870s, the neighborhood did not begin to grow until about 1880, when the difficulty of bringing water up the steep slope was alleviated by diverting water from City Creek Canyon along Sixth Avenue.

The subsequent growth of the Avenues corresponded both with the emergence of Salt Lake City as a regional center, and the variety of architectural styles popular in the United States during the last half of the nineteenth century. By 1889, most of the residents were middle- or upper-middle class professionals and trades people. Some hired architects to design their homes, but the majority relied on building firms who used pattern books and constructed small scale developments of three or four houses using repetitious designs. Although several pre-1880 homes exist, most of the buildings in the district date from the fifty year period between 1880 and 1930. They include many variants of the Victorian style, as well as bungalows.

An early adobe house in the Avenues retains its vernacular simplicity

Park strips, access steps and mature landscaping help to unify and enrich the streetscape, and here provide the transition between the street and the elevated position of the houses.

Cast and wrought iron railings with low concrete retaining walls are still a characteristic streetscape feature, defining public and private, while providing decoration and maturity.

An elevated porch defines the semi-private space facing the front yard and the street.

From its inception, the Avenues differed from the rest of the city. First surveyed in the 1850s as Plat D, the Avenues was platted in 56 blocks of 2.5 acres, with each block subdivided into four lots. This deviated from the rest of Salt Lake, which was laid out in ten-acre blocks, with eight lots per block. The smaller lots and narrower streets and sidewalks, coupled with the large scale of many of the houses, made the Avenues appear much denser than other neighborhoods that developed during the same period.

Originally the east-west streets were known as Fruit, Garden, Bluff and Wall (First through Fourth avenues, respectively), and north-south streets were named after various species of trees. By 1885 the east-west streets had become First through Fourth and the north-south streets had been given the alphabetical titles of A through V (V later became Virginia). When the word "street" was changed to "avenue," the area became known as the Avenues.

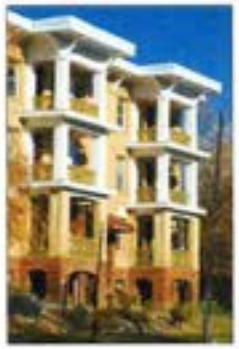
Prior to 1880, development in the Avenues was confined to two areas. The earliest Avenues residents constructed homes in the 1850s in the portion encompassed by A and N streets and First and Fourth avenues (Fourth Avenue following the wall of the city). In 1860, slaughter yards were moved to the mouth of Dry Canyon in order to take advantage of the water sources of Dry and Red Butte canyons. Men who wanted to live close to work built houses for their families in the eastern portion of the Avenues and present-day Federal Heights — a neighborhood known as "Butcherville."

The availability of water paralleled other civic improvements, most notably the municipal rail transportation. One of the earliest routes in the Avenues was in place by 1875 with mules providing the power. In 1889, an electric rail system was available and within several years trolley lines ran along Third, Sixth and Ninth Avenues. These streets are wider and flatter than others in the neighborhood as a result. Once the necessary infrastructure was constructed, Salt Lake's expanding economy and growing population assured the development of the Avenues.

"Victorian Eclectic," a loose but apt description, was the most popular style used in the first wave of building after about 1885. In the context of the Avenues, as in other neighborhoods throughout the city, the term indicates the "casual and general approach to house design" and not a slavish adherence to a particular style. It also indicates the flexibility this term provides.

While not as numerous, examples of more high-style architecture also can be seen throughout the district, and include such styles as Queen Anne, Shingle, Dutch, Colonial and Classical Revival, and Italianate. Residential design immediately after the turn of the century consisted primarily of two types, rather than styles, of structures: the bungalow and the box.

A variety of house types and styles characterize the Avenues and reflect the evolving development of the neighborhood and preferences in residential forms.



The Dorius building is one of many early apartment structures in the Avenues.

A coincidence of setbacks and common cornices height help to create an affinity between individual house scales and styles.

Early commercial buildings can be found throughout the Avenues, some now converted to residential use.

Toward the end of the nineteenth century the numbers of renters in the Avenues increased. Rental properties were typically managed by widows who needed the income after their husbands died, and by builders and development companies, who constructed both apartment buildings and subdivision homes. Often individuals would acquire two or three lots and build houses, then sell them to large real estate corporations. While small-scale rental properties were constructed throughout the entire district, large apartment complexes exist primarily in the southwest quadrant of the Avenues, closest to Temple Square and downtown. Apartment buildings of the historic period were built in a number of styles, such as Classical Revival, Prairie (Coitheass), Tudor Revival and Art Moderne.

Churches, schools and small businesses were also located in the Avenues. Religious denominations built churches in the Avenues and the general vicinity. Members of the Catholic and Presbyterian faiths could worship at the Cathedral of the Madeleine or First Presbyterian Church, respectively, on South Temple, and Episcopalians had the option of St. Mark's Cathedral, or after 1928, St. Paul's. The Danish Evangelical Lutheran Church was finished in 1911, but was converted into offices in the 1970s.

No historic public schools are extant. The Choir School of the Cathedral of the Madeleine, previously Rowland Hall-St. Marks private school, is located in the block between First and Second Avenues and A and B Streets. Historic buildings on this campus include four homes, a chapel and a classroom wing.

Neighborhood stores also sprang up throughout the Avenues. In general these were one or two story structures with flat roofs and parapet walls. (See also the Commercial Design Guidelines.)

In the mid-twentieth century, the popularity of the Avenues declined as other subdivisions were constructed. Federal Heights also offered proximity to downtown and the University of Utah but offered more consistently high-end housing. Subdivisions were developed throughout the city; mass-transit and the automobile made living close to the workplace less of a consideration. By the 1960s absentee landowners owned much of the property and the resulting deterioration was obvious. High-density residential zoning resulted in the demolition of many historic properties and the construction of apartment buildings that were inconsistent with the character of the surrounding buildings.

Gradually the Avenues were rediscovered, however, by those interested in historic homes and by those tired of long commuting distances. Low-interest loans provided by the City assisted renovation activity, and the neighborhood was declared a local historic district in 1978. The next year residents successfully petitioned the city to downzone most of the Avenues to a land use designation that is more compatible with its historic character.

Houses on the vicinity of Canyon Road bring a rich eclectic range of types and styles.

Ottinger Hall was constructed in 1910 for the Volunteer Firemen's Association.

The concentration of the carved woodwork, latticework and ornamental shingle patterns reflect the carpentry skills of the late 19th century.

Canyon Road & Memory Grove

The environs of Canyon Road and Memory Grove are divided between the Avenues and the Capitol Hill historic districts. Their dramatic siting at the mouth of City Creek Canyon makes this area unique and geographically isolated. City Creek, the stream that originally ran down the center of the canyon was one of the determining factors in the decision to settle in the Great Salt Lake Valley. William Clayton, one of the first pioneers to arrive in the valley, described the mouth of the City Creek in his journal:

> "At the east part [of their camp] there is a considerable creek of clean, cold water descending from the mountains, and just above this place it branches into two forks, one running northwest, the other southwest, and the two nicely surround this place and so well arranged that should a city be built here the water can be turned into every street at pleasure."

The source of water led to the construction of several mills along the canyon – the first as early as 1847 or 1848. The earliest homes were built in the area in the 1880s, many by prominent leaders of the Church of Jesus Christ of Latter Day Saints. Architecturally the homes are no different than those seen in the Avenues or Capitol Hill, and vernacular, Eastlake, Italianate and other late Victorian styles, Dutch Colonial Revival and bungalows are among the styles represented. The Veteran Volunteer Firemen's Association building, also known as Ottinger Hall, is an unusual institutional use in the city but is visually compatible with the density of the buildings along Canyon Road.

Development Trends

Known for its ongoing preservation efforts, the Avenues District is experiencing continued investment in the area, including renovation, additions to existing structures and infill construction.

Memory Grove's contemplative ambience is a significant feature of this park.

The Avenues District is especially characterized by its mature vegetation, which adds a sense of visual richness to the area.

Characteristics of the Avenues Historic District

- Concrete is the common paving material for sidewalks in the Avenues.
- A few remnants of sandstone sidewalks and stone paving blocks remain, and these should be retained.
- Streets are in a regular grid pattern; blocks are 2.5 acres each.
- Lots and setbacks are uniform.
- Overall development is dense.
- Current commercial uses are scattered throughout the district, and tend to enhance the livability of the district.
- Garages are usually located behind houses; if they exist they are detached. Most are accessed from single-car wide driveways from the street, although a few blocks have alleys with access to rear-yard parking.
- Architectural styles are varied, although setbacks are usually constant.
- Landscaping is mature.

A modest yet handsome vernacular building in the Avenues. Classical detailing frames the door.

Characteristics of Canyon Road & Memory Grove

- The siting of the homes in Canyon Road makes the neighborhood unique. On the east side of the canyon they follow the slope and a dense pattern is created. Also, Canyon Road splits into two streets, forming a central park space.
- The neighborhood has narrow streets; Spencer Court is particularly narrow.
- Many homes do not have garages. With the exception of Spencer Court, garages are not a part of the streetscape.
- Memorials of several varieties - buildings, a chapel, water features, flagpoles - are placed against the east side of the park. This forms a "presentation" that can be viewed from the road on the west side.
- Memory Grove has a formal landscape pattern; the hillsides do not.

Goals for the District

The design goal for the Avenues District is to preserve its historic scale and unique character, while accommodating compatible new construction. The distinctive design characteristics of individual building types and styles should be preserved here. New construction should be compatible with its historic context while also reflecting current design.

Streetscape Features

Park Strips & Street Trees

Park strips, the bands of grass that lie between the curb and the sidewalk, are found throughout the Avenues District. Often mature trees grow in the park strip. This coupling of planting strips and mature trees lining the streets provides a shaded environment for pedestrian activity. These elements also establish a rhythm along each block and contribute to the sense of its visual continuity. The Avenues District is especially characterized by its mature vegetation, which adds a sense of visual richness to the area.

Walkways

Typically, a "progression" of walking experiences is encountered along the street. This begins with a walkway that leads from the sidewalk to each building entry; this in turn is occasionally punctuated by a series of steps. Dictated by the topography, the walk often slopes, sometimes quite steeply. Because the Avenues was platted on a grid, and many architectural and landscape features appear consistent, this system of walks contributes strongly to the character of the district.

This progression of entry elements is important, and of these, the walkway itself is an extremely significant element. This progression should be preserved.

13.1 The historic materials and position of a sidewalk, usually detached from the curb, and separated by a planting strip should be maintained.

- Historic paving material, such as sandstone sidewalks, where it exists, should be preserved.

13.2 A walk to the primary building entry from the public sidewalk should be provided.

- The walkway should be distinct from any driveway.
- Concrete is the dominant material; however other materials, including modular pavers, may be appropriate.

13.3 The use of curb cuts in the Avenues District should be minimized.

- In an effort to preserve the character of the sidewalk and the adjoining streetscape, avoid installing new curb cuts, whenever feasible.
- Historically, the use of curb cuts was quite limited.
- New curb cuts will interrupt the continuity of the sidewalks, and will potentially destroy historic paving material where it exists.

Landscape Design Features

Fences & Retaining Walls

In many sections of the Avenues, yards are bounded by retaining walls, commonly of natural stone or plain cement facing. Because many yards have natural slopes, retaining walls have always been features of the district. Walls or terraced yards are often used to create level building sites. Historically, these walls were often topped with cast iron fences. The repetition of masonry retaining walls and fences throughout the district lends a sense of continuity and character to the streetscape that should be continued. See Chapter 1 of PART II of these design guidelines on Site Features for specific guidelines on Fences and Retaining Walls.

Site Design Features

Due to its small, gridiron plan platted on steep slopes, the development patterns of the neighborhood have distinguished the Avenues as an area with smaller blocks and concentrated residential growth.

Front Setback of Primary Structures

Historically, uniform setbacks in the Avenues established a sense of visual continuity, sometimes expressed as an "architectural wall." Although a variety in setbacks is seen throughout the district, in fact the setback depths lie within a narrow range, and within an individual block, most buildings appear to align. This generally uniform setback alignment should be maintained.

13.4 The front setback of a new structure should be kept in line with the range of setbacks seen historically on the block.

- In general, larger, taller masses should be set back farther from the front than smaller structures.

Side Yard Setback of Primary Structure

In the Avenues, side yards are generally very narrow and in some cases almost nonexistent. This pattern of moderate density was first established during the early development of the neighborhood, when the blocks were subdivided into long, narrow lots. This pattern creates an urban feel. As a result, the narrow end of the house often faced the street, and the side yards were tight.

Building setbacks in the Avenues neighborhood create a shared sense of order and rhythm in a diversity of the architectural forms, scales and styles.

13.5 Side yard setbacks of a new structure or an addition should be similar to those seen traditionally in the block.

- Follow the traditional building pattern in order to continue the historic character of the street.
- Consider the visual impact that new construction and additions will have on neighbors along side yards.
- Consider varying the setback and height of the structure along the side yard to minimize impacts of abrupt changes in scale.

Accessory Structures

Garages in the Avenues District are simple wood or metal structures generally detached and located behind the house. Most are accessed from single-car width driveways from the street, while a few are accessed through a rear alley. New garages in the district should follow these development patterns in terms of location, size, and character.

13.6 Secondary structures should be located and designed in a manner similar to those seen historically in the district.

- Most secondary structures were built along the rear of the lot, accessed by the alley, if one existed. This should be continued.
- Garages, as well as driveways, should not dominate the streetscape; therefore, they should be detached from the main house and located to the rear of the house, if possible.
- Historically, garages and carriage houses in the Avenues were simple wood structures covered with a gabled or hipped roof.
- A new secondary structure should follow historic precedent, in terms of materials and form.

Architectural Features

Building Form

The Avenues District includes a range of architectural styles, resulting in a variety of building forms. The large number of Victorian-era structures in the district has established a pattern of buildings with irregular forms and a profusion of wall planes and details.

Depending on the style, some buildings are simple rectangles, with details applied; others are more complex, asymmetrical forms composed of several subordinate masses. Other structures, such as the bungalow and box types, consist of simpler shapes. Free-form, domed or angular forms are not part of the building tradition in the district.

13.7 A new buildings should be designed to be similar in scale to what was seen traditionally on the block.

- Historically, most houses in the Avenues appeared to have a height of one, one-and-one-half or two stories.
- Front facades should appear similar in height to those seen historically in the block.
- Taller portions should be set back farther on the lot.
- Story heights should appear similar to those seen historically. Architectural details should convey a sense of the traditional scale of the block.

Building Materials

Historically, masonry and wood building materials characterized the district. Painted clapboard is typical of frame buildings, although stained shingles appear in wall planes of gables and dormers. Brick is most frequently unpainted.

13.8 The primary materials of a building should be similar to those used historically.

- Appropriate building materials include brick (unpainted), stucco, stone and wood.
- Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized, brick is inappropriate.
- Using stone, similar to that used historically, also is preferred.
- Using field stone, or veneers applied with the bedding plane in a vertical position, is inappropriate.
- Stucco should appear similar to that used historically.
- Using panelized products in a manner that reveals large panel modules is inappropriate.
- In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

A rich palette of building materials, patterns and textures characterize individual buildings and the neighborhood as a whole.

These design guidelines apply in addition to those in relevant preceding chapters, including Rehabilitation Guidelines, Guidelines for New Construction and General Issues Design Guidelines.

Additional Information

Haglund, Karl T. & Notarianni, Philip F. LeSieur, Cevan (Ed. Second Edition); The Avenues. Salt Lake City. Published by University of Utah Press/Utah State Historical Society. 2012 & 1980
[illegible]

LeSieur, Cevan. The Avenues. Images of America. Published by Arcadia Publishing. 2012
[illegible]

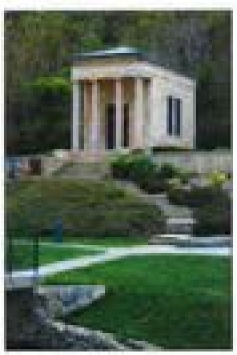
Appropriateness of Use

In some cases, a residential structure in the Avenues may be converted to commercial use. When this occurs, the residential character should be retained, to ensure that the traditional character of the neighborhood is maintained. Site planning and landscaping should also be designed to respect the residential character of the neighborhood.

13.9 When adapting a residence to a new use, the original design character of the building should be preserved.

- When converted to a new use, a house should retain its residential image.

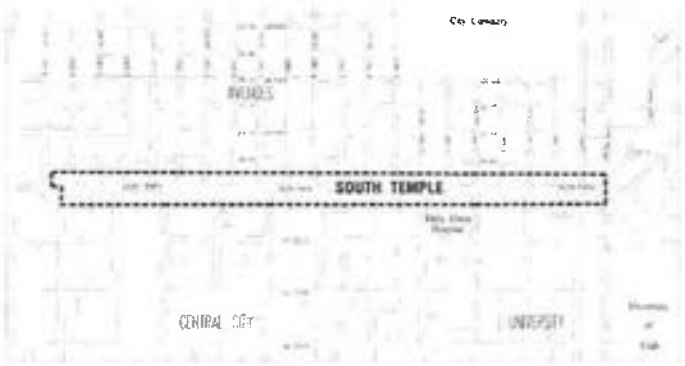
13.10 If the change from residential to another use requires more parking, locate spaces to the rear of the property and provide landscaping as a buffer.



Meditation Chapel, Memory Grove

The forms, massing and decorative composition of roofscapes in the Avenues help to establish its essential character.

Chapter 16
South Temple



The South Temple Historic District *Scale: NTS*

Historic Architectural Character

South Temple is frequently referred to as Utah's premier residential boulevard, a testament to the transformation of Salt Lake City from an agricultural village to an urban center, one that could support the elegance and grandeur seen in the architecture along this street.

Although it was not until around 1900 that South Temple took on the stately appearance associated with the mansions, South Temple has played an essential role in the development of Salt Lake since the City was founded. It served as a connection between the East Bench and Downtown and provided a delineation between the small lots of the Avenues neighborhood and the larger blocks of Central City. In general, South Temple has attracted people of prominence and prosperity, but within this group residents represented a variety of religious faiths, occupations and backgrounds. People of lesser means, including skilled craftsmen and teachers, have also resided on South Temple. South Temple was not immune to the surge of city-wide apartment construction that occurred from 1902 to 1931.

Despite the impact of later development, South Temple was identified in 2007 by the American Planning Association as one of America's Great Streets.
http://www.planning.org/greatplaces/streets/2007/southtemplestreet.htm

A sequence of palaces along part of South Temple illustrates the building scale and style, creating a coherent street façade.

The history of South Temple begins with the founding of Salt Lake City, which was laid out according to Joseph Smith's plan for the City of Zion. It was originally platted as the major east-west axis, but because nothing but open country existed to the east until Fort Douglas was founded in 1862, construction along South Temple during the 1850s was confined to the blocks between 200 East and 400 West. The decision of Brigham Young and other church leaders to build homes on South Temple set an early precedent for the street's residential prominence. Although early church leaders did not anticipate South Temple's eventual role as the home of wealthy miners and the most urbane street in the state, there is no doubt that they intended South Temple to be an important thoroughfare for the religious kingdom of Zion.

The landscape and architecture of South Temple had the same agrarian look — small, adobe homes, orchards, and barnyards — as the rest of the city through the 1860s. Once the railroad brought prosperity and expansion it gradually lost its rural appearance. By the 1890s, South Temple was fulfilling Brigham Young's prediction that it would become the finest street in Zion. The most imposing mansions, those of David Keith, Thomas Kearns, Enos Wall, and Louis Terry represented an influential group of men who had earned great wealth through mining and had no cultural or religious association with the Church of Jesus Christ of Latter Day Saints. Their desire to separate themselves socially could be seen in the establishment of the Alta and the University clubs (the latter demolished in the 1960s) while the construction of the Cathedral of the Madeleine and the First Presbyterian Church announced that other faiths had a permanent stake in the city.

Professional people who were not as wealthy but prominent nonetheless were also building large comfortable homes in the variety of styles popular throughout America. They built four-square boxes, using simple classical capitals on porch columns and Palladian windows, Shingle style houses with complex floor plans and rich surface texture, and Arts and Crafts bungalows. These styles could be seen throughout the city, but South Temple residents built more elaborate versions representing some of the finest work of the state's best-known architects, including Walter Ware, Frederick Albert Hale, C.M. Neuhausen and Richard A. Kletting.

During the 1920s and 1930s, building along South Temple consisted primarily of apartment buildings and clubhouses for fraternal and women's organizations, although significant examples of both uses had also been erected in earlier decades. The apartment buildings along South Temple were part of a construction boom of this building type and represented some of the most elegant multifamily structures in the city. The earliest clubhouse still extant on South Temple is the Ladies Literary Club at number 850 East, an outstanding Prairie-style example designed by Ware and Treganza in 1912. Two of the largest buildings constructed during the 1920s included the Masonic Temple and the Elks Buildings, both designed by the firm of Scott and Welch.

Although many handsome structures were built during the 1920s and 1930s, South Temple's grandeur began to wane during these years, ultimately resulting in the awkward blend of residential buildings and commercial structures evident today. Wealthy families aged and dispersed, and federal income tax, imposed in 1913, eroded personal fortunes. Most devastating to the street, however, were zoning changes that allowed commercial encroachment and higher residential densities. As land value increased, significant structures were lost.

This problem became acute after World War II, when shifts in style and technology encouraged architecture that was incompatible with the traditional scale, massing and materials seen on South Temple. Some of these buildings are now in excess of 50 years of age, the period usually adopted to allow for a more considered assessment of their architectural merit.

Probably the most discouraging episode in the street's history occurred during the 1960s and 1970s; so much so that the erosion of South Temple's historic appearance played a very large role in spurring the preservation movement in Utah. Since its adoption as a local district in 1976, efforts have focused on preserving historic buildings and on maintaining historic street features, such as carriage steps and sandstone retaining walls, that also contribute to our understanding of the history of South Temple and the city.

Development Trends

Known for its ongoing preservation efforts, the South Temple District is experiencing continued investment in the area, including renovation, additions to existing structures and infill construction. A wide range of construction projects is therefore anticipated.

Characteristics of the South Temple Historic District

The following is a summary of key features of the district:

- Street features continue to reflect South Temple's historic grandeur. These features include sandstone curb and gutters, sandstone carriage steps and hitching posts.
- About 1890 the city erected metal lattice-work posts to accommodate the trolley lines. Later these were used for traffic signals. Historically roses were planted to climb them to prevent children from playing on them.
- South Temple has mature landscaping, and the large trees planted in a formal manner are an important characteristic of the street.
- While South Temple is known for its mansions, there are many other homes that are not as grand but still continue to contribute to the streetscape and knowledge of the city's history. Similarly, historically South Temple dwellings have not been only single-family, owner occupied, nor has it been only residential. Several apartment buildings and commercial structures are of the historic period.

South Temple is the setting for many of the city's grander houses and mansions, including the work of many notable architects.

Goals for the District

The design goal for the South Temple district is to preserve its unique character. Preservation of the character, style and details of the many high style buildings is a high priority, as is assuring that new building will be in scale and compatible in character with the historic context.

With the style and scale of many of the buildings in the district, roof materials can be a very important architectural characteristic.

Several impressive apartment buildings characterize parts of South Temple.

Streetscape Features

Walkways

Many residences are on a system of "platforms," which were created to provide level building areas. As a result, most of the South Temple mansions sit above street level, often with a series of stairs that link the front entry with the public sidewalk. The system of terraced building sites also establishes a fairly consistent pattern of landscaping and retaining walls that visually connect the blocks. These characteristics should be maintained.

16.1 A walkway to the building entry from the public sidewalk should be provided.

- The walk should be distinct from a driveway.
- Concrete is the dominant material; however, other materials, including modular pavers, also are appropriate for new walkways.

The streetscape is well defined by mature trees and landscaping and by the drive and walkways to individual buildings.

Site Design Features

South Temple Street developed with a variation in block sizes between the north and south sides of the street. Both sides were platted with larger and smaller lots. The district is unified, however, by its consistent streetscape design and traditional siting, and its concentration of larger houses. The guidelines that follow strive to reinforce these traditional patterns.

Front Setback of Primary Structure

Historically, the larger mansions on the street were sited farther from the sidewalk than the smaller residences. Although a variety of setbacks is seen throughout the district, within individual blocks, most buildings appear to align within a narrow range of dimensions. This generally uniform setback alignment of an individual block should be maintained.

16.2 The front setback of a new structure should be kept in line with the median setback of historic properties on the block.

- In general, larger, taller masses should be set back farther from the front than smaller structures.
- In some cases, therefore, a setback that is greater than the median setbacks may be appropriate.

Side Yard Setback of Primary Structure

Many of the larger houses on the street have large side yard setbacks, which reinforce their stately appearance. Smaller residences are typically sited with their narrow side to the street. Both situations suggest that, traditionally, the side yard width was in proportion to the width of the lot. This characteristic should be maintained.

Original iron fences continue to [illegible] and embellish sections of the streetscape.

Shared setbacks, front porches and common eaves heights help to create a visual rhythm through a varied range of architectural forms.

16.3 Side yard setbacks of a new structure, or an addition, should appear similar to those seen traditionally in the block.

- The traditional building pattern should be followed in order to continue the historic character of the street.
- The visual impact of both new construction and additions on neighboring side yards should be considered.

Curb Cuts

16.4 The visual impacts of curb cuts should be minimized.

- When planning a driveway, consider the impact of curb cuts on historic curbing material, such as granite and sandstone. Consider their retention and reuse.

The front porch helps to relate a diversity of buildings and styles.

The design guidelines apply in addition to those in relevant preceding chapters including Rehabilitation Guidelines, Guidelines for New Construction and General Issues Design Guidelines.

Service Areas

16.5 The negative visual impacts of service areas should be minimized.

- Service areas include locations for trash and recycling containers, transformers and other mechanical and electrical equipment that may require exterior facility.
- In all cases, these features should remain visually unobtrusive.
- Locate dumpsters and other service equipment to the rear of the lot, when physical conditions permit.
- Service areas should be screened from public view with fences, walls, planting, or a combination of these elements.

Siting of Additions

Buildings located along South Temple are generally large two and three story structures that can accommodate larger additions than houses in other districts. Although there should be a degree of flexibility in the size of additions in the South Temple district, these additions still should be designed to be compatible with the original structure.

A detached carriage house is characteristic of many major houses, often relating closely in style and materials.

Architectural Features

Porches

Porches were important design feature themselves and were also embellished with details that enlivened the character of the street. Porches also add interest to the street and help establish a human scale in the district.

16.6 When constructing a new building, the primary entrance to the house should be clearly defined.

- Use a porch, stoop, portico or similar one-story feature to indicate the entry.
- Orienting the entry to the street is preferred.
- Establishing a "progression" of entry elements, including walkway, landscape elements and porch also is encouraged.

16.7 When converting a building to another use, the historic location and character of the porch and primary entrance should be preserved.

16.8 A new building should be designed to be similar in scale to those seen traditionally on the block.

- Historically, most of the larger houses on South Temple appeared to have a height of two to three stories, while the smaller ones generally had heights of two stories.
- A front facade should appear similar in height to those seen historically on the block.
- A taller portion should be set back further on the lot.
- Story heights should appear similar to those seen historically.
- Use architectural details to give a sense of the traditional scale of the block.
- In the case of new apartment buildings, they should appear to be similar in mass and scale to historic apartment structures in the district.

Ornamentation

Most of the buildings in the South Temple district represent high-style forms of architecture, and in many cases, have been designed with elaborate architectural detailing, including intricate features and finishes. Ornamentation typically embellishes doors and windows, eaves, porches, and gable ends, while major wall surfaces are relatively simple.

The use of ornamentation on buildings is an established tradition in the district, and its continued use is encouraged. On new buildings, contemporary interpretations of building ornament and detail are especially appropriate.

16.9 The use of ornament and detail is encouraged.

- Such details should have a substantial "depth," and be constructed of durable materials.
- While a range of materials is appropriate, details should have finishes that appear similar to those used traditionally.
- The details should appear integral to the overall design.

Local sandstone is widely used in a variety of ways, making significant use of form, texture and decorative detailing.

PART III Historic Districts

Building & Roof Materials

Due to the large size of many of the buildings in the district, roof materials are very important visual features. Slate, asphalt, wood, and tile shingles are all materials found on historic buildings. These materials and textures contribute to the character of the district. When roofing must be replaced, using a material similar to the original is preferred. On a new building, using a material similar in color and texture to those seen historically in the block also is appropriate.

16.10 Building materials that are similar to those used historically should be used.

- Appropriate building materials include brick, wood horizontal clapboard and shingles, stucco, smooth-faced stone and river rock.

16.11 Roofing materials that are similar in appearance to those seen historically should be used.

- Asphalt and wood shingles are appropriate for many styles seen historically.
- Clay tile is appropriate to Spanish, Mission and Colonial styles only. Concrete tiles may be appropriate because they often convey a scale and texture similar to materials employed historically.
- Large panelized products, such as standing seam metal, should be avoided.
- Colors should be muted; the overall texture of a roof should be uniform and consistent throughout the building.

Appropriateness of Use

16.12 When adapting a residence to another use, the original design character of the building should be preserved.

- When converted to a new use, a house should retain its residential image.

16.13 If the change from residential to another use requires more parking space, the parking should be located to the rear of the property and provide landscaping as a buffer.

- Landscape design for rear parking areas should help to integrate this use with its context.

Wood shingles help to unify both walls and roofscape, creating visual texture as a background to Classical detail.

Additional Information

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Appendices

Appendix A. Historic Design Standards for Alterations & New Construction

Part 1. Salt Lake City Ordinance

This appendix displays relevant excerpts from the Salt Lake City Code. This code is available online at: http://sterlingcodifiers.com/codebook/index.php?book_id=672&section_id=780546

ALTERATIONS

Section 21A.34.020.G

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;
10. Certain building materials are prohibited including the following:
    a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
    b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title;
12. Additional design standards adopted by the historic landmark commission and city council.

NEW CONSTRUCTION

Section 21A.34.020.H

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

1. Scale And Form:
    a. Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
    b. Proportion Of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

GSBS

c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. Scale Of A Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

2. Composition Of Principal Facades:

a. Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Relationship To Street:

a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape. Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Part 2. The Secretary of the Interior's Standards for the Treatment of Historic Properties

A1 The Treatment of Historic Properties

www.nps.gov/tps/standards.htm

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each.

The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund.

The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

The Guidelines are advisory, not regulatory.

A2 Selecting a Treatment

www.nps.gov/tps/standards/four-treatments.htm

Choosing an appropriate treatment for a historic building or landscape is critical.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation. Historic buildings are used as an example below. The decision making process would be similar for other property types.

Relative importance in history. Is the building nationally significant? Is it a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

GSBS

Physical condition. What is the existing condition, or degree of material integrity, of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character. However, special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of each treatment to historic properties. These Guidelines are also available in PDF format and are sold in printed format.

The Guidelines for the Treatment of Cultural Landscapes apply the treatment standards to historic cultural landscapes.

B1 Standards for Preservation

www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm

A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation as a Treatment

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in PDF format.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

B2 Standards for Rehabilitation

www.nps.gov/tps/standards/four-treatments/treatment-rehab.htm

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a Treatment

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Appendix A. Part 2. The Secretary of the Interior's Standards

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in PDF format.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

B3 Standards for Restoration

www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm

A property will be used as it was historically or be given a new use which reflects the property's restoration period.

Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Designs that were never executed historically will not be constructed.

Restoration as a Treatment

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

The Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in PDF format.

The Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

Appendix B. Information & Advice

Part 1. Arranged by Subject [Section & Chapter noted]

National Park Service. National Register of Historic Places Program: Glossary of National Register Terms

www.nps.gov/history/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm

WHY PRESERVE HISTORIC BUILDINGS & NEIGHBORHOODS [SECTION 1]

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WESTMORELAND PLACE (CHAPTER 18)

GSBS

Part 2. Arranged by Key Website

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http://www.slcgov.com/planning
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NATIONAL PARK SERVICE – TECHNICAL PRESERVATION SERVICES
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Secretary of the Interior Standards

Four Approaches to the Treatment of Historic Properties
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Interpreting the Standards Bulletins
http://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm

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http://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm
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National Register of Historic Places Program

Publications & Links
www.nps.gov/history/nr/publications/index.htm
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Glossary of National Register Terms
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Preservation Briefs
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Cultural Landscapes
http://www.nps.gov/tps/how-to-preserve/cultural-landscapes.htm

Incentives
http://www.nps.gov/tps/tax-incentives.htm

Online Training & Information
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National Center for Preservation Technology & Training
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STATEHISTORICPRESERVATIONOFFICE, UTAH
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National Register of Historic Places
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Research
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Certified Local Government
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Financial Assistance
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Historic Preservation Contractor Directory
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Utah's Historic Architecture Guide
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Preservation Organizations
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Publications
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UTAH HERITAGE FOUNDATION
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Financial Assistance
www.utahheritagefoundation.com/preservation-resources/financial-resources

Resources
www.utahheritagefoundation.com/preservation-resources

Tours and Events
www.utahheritagefoundation.com/tours-and-events

Awards
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Celebrating Compatible Design: Creating New Spaces in Historic Homes. 2008

NATIONAL TRUST FOR HISTORIC PRESERVATION
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Resources for Homeowners
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Sustainable Communities
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Publications
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Resources
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Part 3. Preservation Briefs. Preservation Technical Services, National Park Service

www.nps.gov/tps/how-to-preserve/briefs.htm

Preservation Briefs help historic building owners recognize and resolve common problems prior to work.

The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see Printed Publications.

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Appendix C. Glossary of Terms

See also "Utah's Historic Architecture" Glossary
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Procedural Definitions

Certificate of Appropriateness A document issued by the Historic Landmark Commission (HLC) allowing an applicant or owner to proceed with a proposed alteration, demolition, or new construction in Locally-designated historic district or on property listed in the Salt Lake City Register of Cultural Resources, following a determination of the proposal's suitability according to applicable criteria.

Process The established procedures followed by the HLC, Salt Lake City Planning staff and other City departments. These procedures may be established by City ordinance, the Commission, or professional planning practice.

Public notice Notice provided to interested parties before a commission takes action.

Technical Definitions

Adaptive Use The reuse of a building or structure, usually for purposes different from the original use such as residence converted into offices.

Addition New construction added to an existing building or structure.

Alteration Work that affects the exterior appearance of a property.

Building A structure with a roof, intended for shelter or enclosure such as a dwelling or garage.

Character The qualities and attributes of a building, structure, site, street or district. Character may include individual structures or the relationship between structures.

Configuration The arrangement of elements and details on a building , structure or site which help to define its character.

Compatible In harmony with surroundings.

Context The setting in which a historic element, site, building, structure, street, or district exists.

Demolition Any act which destroys a structure, either partially or entirely.

Demolition by Neglect The destruction of a building or structure through abandonment or lack of maintenance.

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Design Guidelines Criteria which provide direction to projects regarding design and help ensure that rehabilitation projects and new construction respect the character of designated buildings and districts.

Element A material part or detail of a site, building, structure, street, landscape or district.

Elevation Any one of the external vertical planes of a building. (or) An external vertical plane of a structure.

Fabric The physical material of a building, structure, site, or community conveying an interweaving of component parts.

Floor Area Ratio The relationship of the total floor area of a building to the land area of its site, as defined as a ratio in which the numerator is the floor area, and the denominator is the site area.

Historic District A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic Imitation New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Historic Landmark Commission The City's governmental entity responsible for administering the criteria set forth in this document and in the Salt Lake City Zoning Ordinance (Section 21A.34.020) as they apply to locally-designated landmark sites and historic districts.

Infill New construction in historic districts on vacant lots or to replace existing buildings.

Landmark Site Any site included on the Salt Lake City Register of Cultural Resources. Such sites are of exceptional importance to the City, State, region or nation and impart high artistic, historic and/or cultural values.

Landscape The totality of the natural, built or human-influenced habitat experienced at any one place. Dominant features may be topography, plant cover, buildings, or other structures and their patterns.

Maintain To keep in an existing state of preservation or repair.

Mothballing Implementing temporary measures to stabilize and protect a building from deterioration and vandalism.

New construction Construction which is characterized by the introduction of new elements, sites, buildings, structures or additions to existing buildings and structures in historic areas and districts.

Preservation Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Proportion Harmonious relation of parts to one another or to the whole.

Protection The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Appendix C. Glossary of Terms

Reconstruction The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

Rehabilitation The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Renovation The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration The act or process of returning a building's appearance to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use To use again. An element, detail, or structure might be reused in historic districts.

Rhythm Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Scale Proportional elements that demonstrate the size, materials, and style of buildings.

Setting The sum of attributes of a locality, neighborhood, or property that defines its character.

Significant Having particularly important associations within the contexts of architecture, history, and culture.

Stabilization The act or process of applying measures to reestablish a weather resistant enclosure and the structural stability of a deteriorated property while maintaining its present form.

Streetscape The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Style A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

Visual Continuity A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

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Architectural Terms

Alignment The arrangement of objects along a straight line.

Apron A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch A construction which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

Ashlar A square, hewn stone used in building. It also refers to a thick dressed, square stone used for facing brick walls, etc.

Attic The upper level of a building, not of full ceiling height, directly beneath the roof.

Balcony A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.

Baluster One of a series of short, vertical, often vase-shaped members, used to support a stair or porch handrail, forming a balustrade.

Balustrade An entire rail system with top rail and balusters.

Bargeboard A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond."

Bracket A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Cane Metal struts supporting leaded glass.

Canopy A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Capital The head of a column or pilaster.

Carrera Glass Tinted glass widely used for storefront remodeling during the 1930s and 1940s. Carrara glass usually came in black, tan, or dark red colors.

Casement window A window with one or two sashes which are hinged at the sides and usually open outward.

Clapboards Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped gable A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Column A cylindrical or square vertical structural or ornamental member.

Common bond A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together.

Corbel In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable A secondary gable roof which meets the primary roof at right angles.

Dentils A row of small tooth-like blocks in a classical cornice.

Doric order A classical order with simple, unadorned capitals, and with no base.

Dormer window A window that projects from a roof.

Double-hung window A window with two sashes, one sliding vertically over the other.

Eave The edge of a roof that projects beyond the face of a wall.

EIFS Stands for "Exterior Insulating and Finish System." This is a process by which a styrene board is adhered to wall sheathing and an elastomeric, synthetic stucco is applied. At this writing EIFS is generally referred to as "dryvit," but this is a brand name.

Ell The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column A column that is in direct contact with a wall; at least half of the column extends beyond the plane of the wall to which it is attached.

Entablature A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Facade Any of the exterior faces of a building.

False Front A front wall which extends beyond the sidewalls of a building to create a more imposing facade.

Fanlight A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also a part of a classical entablature.

Fenestration The arrangement of windows and other exterior openings on a building.

Finial A projecting decorative element at the top of a roof turret or gable.

Fishscale shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Appendix C. Glossary of Terms

Flemish bond A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation The lowest exposed portion of the building wall, which supports the structure above.

Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable The triangular section of a wall to carry a pitched roof.

Gable roof A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof A ridged roof with two slopes on either side.

Ghosts Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade or side elevation.

Guardrail A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hipped roof A roof with uniform slopes on all sides.

Hood molding A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order One of the five classical orders used to describe decorative scroll capitals.

Jack arch (see Flat arch)

Joist One of the horizontal wood beams that support the floors or ceilings of a house. They are set parallel to one another—usually from 1'0" to 2'0" apart—and span between supporting walls or larger wood beams.

Keystone The wedge-shaped top or center member of an arch.

Knee brace An oversize bracket supporting a cantilevered or projecting element.

Lancet Window A narrow, vertical window that ends in a point.

Lap Siding See clapboards.

Lintel The horizontal top member of a window, door, or other opening.

Luxfer glass A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.

Mansard roof A roof with a double slope on all sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry Work using brick, stone, concrete block, tile, adobe or similar materials.

Massing The three-dimensional form of a building.

Metal standing seam roof A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar A mixture of sand, lime, (and in more modern structures, cement), and water used as a binding agent in masonry construction.

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Molding A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Mullion A heavy vertical divider between windows or doors.

Multi-light window A window sash composed of more than one pane of glass.

Muntin A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Oriel window A bay window which emerges above the ground floor level, generally supported by brackets or corbels.

Paired columns Two columns supported by one pier, as on a porch.

Palladian window A window with three openings, the central one arched and wider than the flanking ones.

Paneled door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet A low horizontal wall at the edge of a roof.

Pediment A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier A vertical structural element, square or rectangular in cross-section.

Pilaster A rectangular pillar attached, but projecting from a wall, resembling a classical column.

Pitch The degree of the slope of a roof.

Pony wall Low wall, between 24" to 36" high, that are used to enclose porches or balconies. Also known as "wing" walls.

Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement A strong, inflexible hydraulic cement used to bind mortar.

Post A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Pressed tin Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Pyramidal roof A roof with four identical sides rising to a central peak.

Quoins A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Rafter Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

Ridge The top horizontal member of a roof where the sloping surfaces meet.

Roof The top covering of a building. Following are some types:

- ***Gable*** roof has a pitched roof with ridge and vertical ends.
- ***Hip*** roof has sloped ends instead of vertical ends.
- ***Shed roof*** (lean-to) has one slope only and is built against a higher wall.
- ***Clipped gable or hipped gable*** is similar to gable but with the end clipped back.
- ***Gambrel*** roof is a variation of a gable roof, each side of which has a shallower slope above a steeper one.
- ***Mansard*** roof is a roof with a double slope; the lower slope is steeper than the upper.

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Rusticated Roughening of stonework of concrete blocks to give greater articulation to each block.

Sash The moveable framework containing the glass in a window.

Segmental arch An arch whose profile or radius is less than a semicircle.

Semi-circular arch An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Shape The general outline of a building or its facade.

Sheathing An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)

Shed roof A gently-pitched, almost flat roof with only one slope.

Sidelight A vertical area of fixed glass on either side of a door or window.

Siding The exterior wall covering or sheathing of a structure.

Sill The bottom crosspiece of a window frame.

Soffit The underside of a structural part, as of a beam, arch, etc.

Spindles Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stile A vertical piece in a panel or frame, as of a door or window.

Stretcher bond A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.

Stucco An exterior wall covering that consists of lime, cement and sand, applied directly or over a wood or metal lath. It is usually applied in three coats.

Surround An encircling border or decorative frame, usually at windows or doors.

Swag Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Terra-cotta Decorative building material of baked clay. Terra-cotta was often glazed in various colors and textures. Terra-cotta was widely used for cornices, inset panels, and other decorative facade elements from ca. 1880 to 1930.

Transom A horizontal opening (or bar) over a door or window.

Trim The decorative framing of openings and other features on a facade.

Turret A small slender tower.

Veranda A covered porch or balcony on a building's exterior.

Vergeboard The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular A regional form or adaptation of an architectural style.

Wall dormer Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Window Parts The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions. For a diagram of window parts, see PART II 3 : 5.

Appendix IX

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