

General Design Standards



12.0 GENERAL DESIGN STANDARDS

This section discusses design topics that may be associated with all types of projects, including those affecting historic properties as well as other work in local historic districts.

Color

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. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to blend a building with its context. Property owners should refer to more detailed discussions of specific color schemes associated with individual architectural styles.

With respect to colors on a historic building, a scheme that reflects the historic style is preferred, although some new color selections can be compatible. For a newer 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.

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 ventilating 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 one's ability to perceive the historic character of the context is not negatively affected. Locating equipment such that it is screened from public view is the best approach.

For additional information:

- Moss, Roger W. and Gail Caskey Winkler. *Victorian Exterior Decoration, How to Paint Your Nineteenth-Century American House Historically*. New York: Henry Holt and Co., 1987.
- Schwin III, Lawrence. *Old House Colors-An Expert's Guide to Painting Your Old (Or Not So Old) House*. New York: Sterling Publishing Co., Inc., 1990.
- Alderson, Caroline. "Re-creating A 19th Century Paint Palette", APT Vol. XVI No. 1, pgs. 47-56. 1984.
- Bock, Gordon. "Colorful Issues In Choosing Exterior Paint", Old-House Journal, pgs. 50-55. July/August 1996.

GENERAL DESIGN STANDARDS, continued

Landscaping

Native and acclimated 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 is an example.

The following standards apply to all types of projects, including those associated with a historic property as well as all work in local 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.

GENERAL DESIGN STANDARDS, continued...

Color**12.1 Keep color schemes 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 also the discussion of specific architectural styles.

12.2 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.

Accessibility

In 1990 the passage of the Americans with Disabilities Act mandated that all places of public accommodation are to be accessible to everyone. This includes historic structures that are used for commercial and multi-family uses. While all buildings must comply, alternative measures may be considered when the integrity of a historic resource may be threatened. In most cases, property owners can comply without compromising the historic resource.

12.3 These standards should not prevent or inhibit compliance with accessibility laws.

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**12.4 Minimize the visual impacts of mechanical equipment as seen from the public way.**

Screen mechanical equipment from view. Screen ground mounted units with fences, stone walls, or hedges. Where roof top units are visible, provide screening with materials that are compatible with those of the building itself. Do not locate window air conditioning units in the primary facade.

GENERAL DESIGN STANDARDS, continued...

Use low-profile mechanical units on rooftops so they will not be visible from the street or alley. Also minimize the visual impacts of utility connections and service boxes. Use smaller satellite dishes and mount them low to the ground away from front yards, significant building facades or highly visible roof planes when feasible. Use muted colors on telecommunications and mechanical equipment that will minimize their appearance by blending with their background.

12.5 Locate standpipes and other service equipment such that they will not damage historic facade materials.

Cutting channels into historic facade materials damages the historic building fabric and is inappropriate. Avoid locating equipment on the front facade.

Service Areas

12.6 Minimize the visual impacts of service areas as seen from the street.

When it is feasible, screen service areas, especially those associated with commercial and multifamily developments, from view. This includes locations for trash containers and loading docks. Also locate service areas from view, when feasible.

Landscaping

12.7 Maintain established native or acclimated plantings on site.

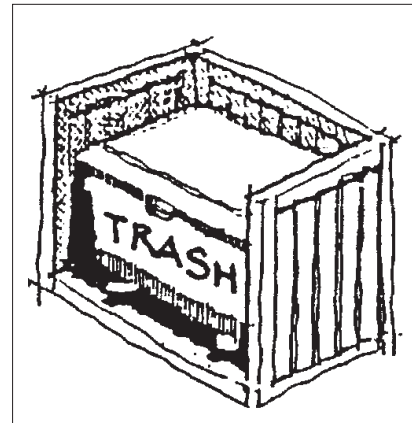
Established trees should be preserved on site when feasible. Protect established vegetation during construction to avoid damage. Replace damaged, aged or diseased trees. If street trees must be removed as part of a development, replace them with species of a large enough scale to have a visual impact in the early years of the project.

12.8 Incorporate indigenous plant materials in new landscape designs.

Drought-tolerant varieties that are in character with plantings used historically are preferred. The use of gravel and other inorganic surface materials in front yards is prohibited in the Salt Lake City zoning ordinance. A list of drought-tolerant plants is available from the Salt Lake City Planning Division.

12.9 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 Section 1.0.



Screen service areas, especially those associated with commercial and multifamily developments, from public view.

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Parking

12.10 Large parking areas, especially those for commercial and multifamily uses, shall not be visually obtrusive.

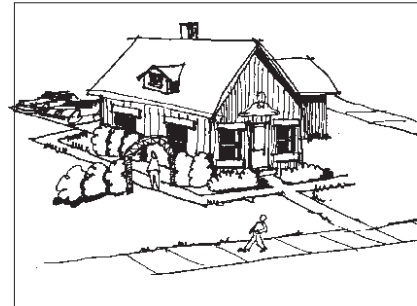
Locate parking areas to the rear of the property, when physical conditions permit. An alley should serve as the primary access to parking, when physical conditions permit. Parking should not be located in the front yard, except in the driveway, if it exists.

12.11 Avoid large expanses of parking.

Divide large parking lots with planting areas. Large parking areas are those with more than five cars.

12.12 Screen parking areas from view of the street.

Automobile headlight illumination from parking areas shall 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.

