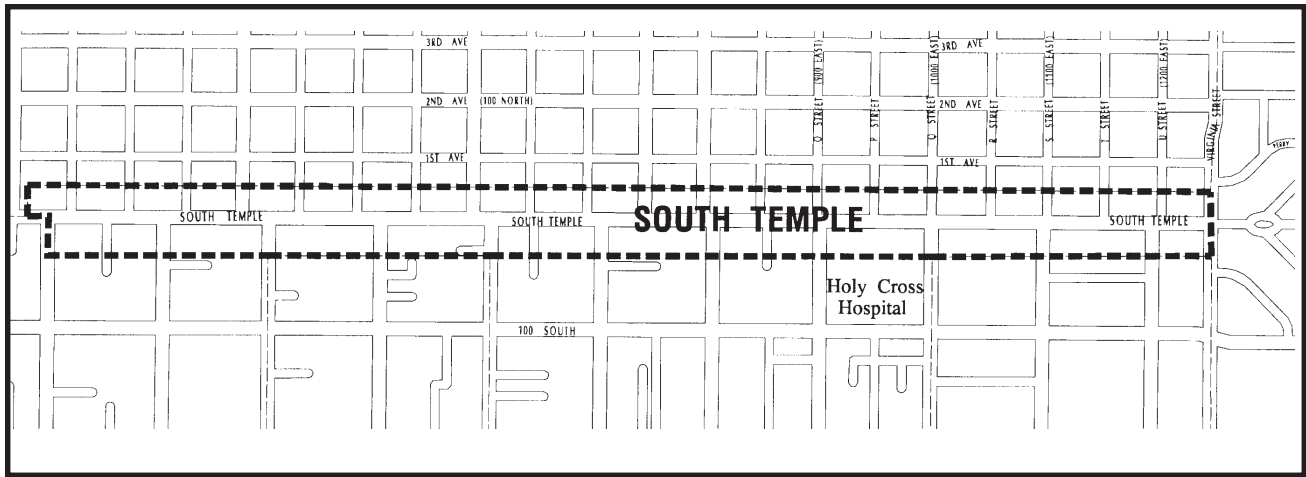


Design Standards for South Temple Historic District





SOUTH TEMPLE
Historic District

Scale: NTS

Previous page: Looking southeast along South Temple from 5th West in 1918: stone retaining walls and cast iron fences define the sidewalk edge. Extensive porch detailing provides a strong sense of orientation to the street.

SOUTH TEMPLE

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 the turn of the century that South Temple took on the stately appearance most closely aligned with the perception of visitors and residents, 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. And South Temple was not immune to the surge of city-wide apartment construction that occurred from 1902 to 1931.

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 E. and 400 W. 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 Mormon 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 L.D.S. Church. 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 non-Mormons 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 also had 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, 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. 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 South Temple.

SOUTH TEMPLE HISTORIC DISTRICT

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.

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.

DESIGN CHARACTER

The following is a brief discussion of features that contribute to the design character of the district.

Streetscape Features

Walkways

Many residences are sited 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, sometimes 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 retaining walls that visually connects the blocks that should be maintained.

Site Design Features

South Temple Street developed with a variation in block sizes between the north and south sides of the street. The north side was platted with smaller lots, while the south side is characterized by more spacious parcels. However, the district is unified by its consistent streetscape design and traditional siting, as well as its variety of larger houses. The standards that follow strive to reinforce these traditional patterns.

DESIGN CHARACTER, continued...

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.

Side yard setback of primary structure

Many of the larger houses on the block 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.

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.

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 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.

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.



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DESIGN CHARACTER, continued...

Porches and other detailing also are a part of the architectural detail that add interest to the street and help establish a human scale to building 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.



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DESIGN CHARACTER, continued...

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. The posts now show substantial deterioration, as the traffic signals were too heavy and they have not been maintained.
- 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.

Specific design standards that respond to the design character of the neighborhood follow on the next page.

DESIGN STANDARDS FOR THE SOUTH TEMPLE DISTRICT

Streetscape Standards

Walkways

13.35 Provide a walkway to the building entry from the public sidewalk.

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.



Provide a walkway to the building entry from the public sidewalk.

The design standards apply in addition to those in relevant preceding chapters, which may include Rehabilitation Standards, Standards for New Construction and General Design Standards. See the matrix on page 4 to determine which chapters apply.

Site Design Standards

Setback

13.36 Keep the front setback of a new structure 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.

13.37 Side yard setbacks of a new structure or an addition should appear 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 of new construction and additions on neighbors along side yards.

DESIGN STANDARDS FOR THE SOUTH TEMPLE DISTRICT, continued...

Curb cuts

13.38 Minimize the visual impacts of curb cuts.

When planning a driveway, consider the impact of curb cuts on historic curbing material, such as granite.

Service Areas

13.39 Minimize negative visual impacts of service areas.

Service areas include locations for trash 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.

Architectural Standards

Building Scale

13.40 Design a new building 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. Also, 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.

Roofing materials

13.41 Use roofing materials that are similar in appearance to those seen historically.

Asphalt and wood shingles are appropriate to 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.

DESIGN STANDARDS FOR THE SOUTH TEMPLE DISTRICT, continued...

Building Materials**13.42 Use building materials that are similar to those used historically.**

Appropriate building materials include brick, wood horizontal clapboard and shingles, stucco, smooth-faced stone and river rock.

Porches**13.43 When constructing a new building, clearly define the primary entrance to the house.**

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.

13.44 When converting a building to another use, preserve the historic location and character of the porch and primary entrance.**13.45 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.

Appropriateness of Use**13.46 When adapting a residence to another use, preserve the original design character of the building.**

When converted to a new use, a house should retain its residential image.

13.47 If the change from residential to another use requires more parking space, locate it to the rear of the property and provide landscaping as a buffer.

