

HISTORIC COMMISSION

MAIN STREET DISTRICT

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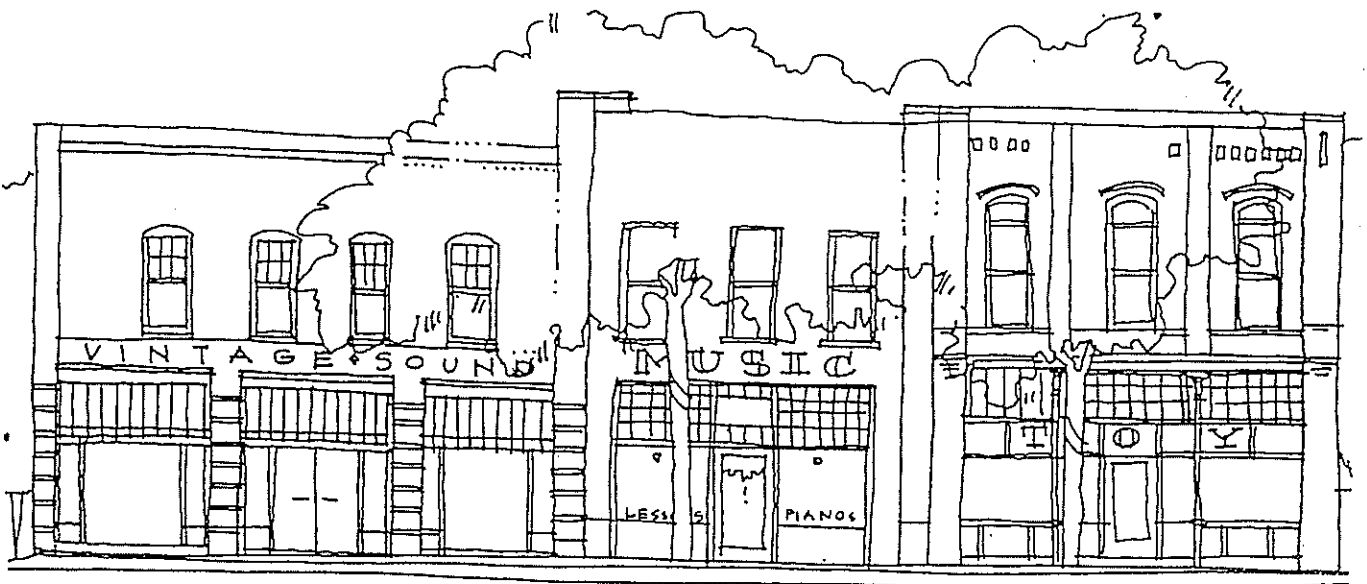
The U. S. Department of Interior Standards for Rehabilitation are national guidelines intended to guide property owners toward the preservation of their buildings and communities. Below are the essential ten principles:

- 1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.*
- 2. The distinguishing original qualities of character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.*
- 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*
- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, 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 buildings or structures.*
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be undertaken.*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.*
- 9. Alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.*
- 10. Wherever possible, new additions or alterations to structures 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.*

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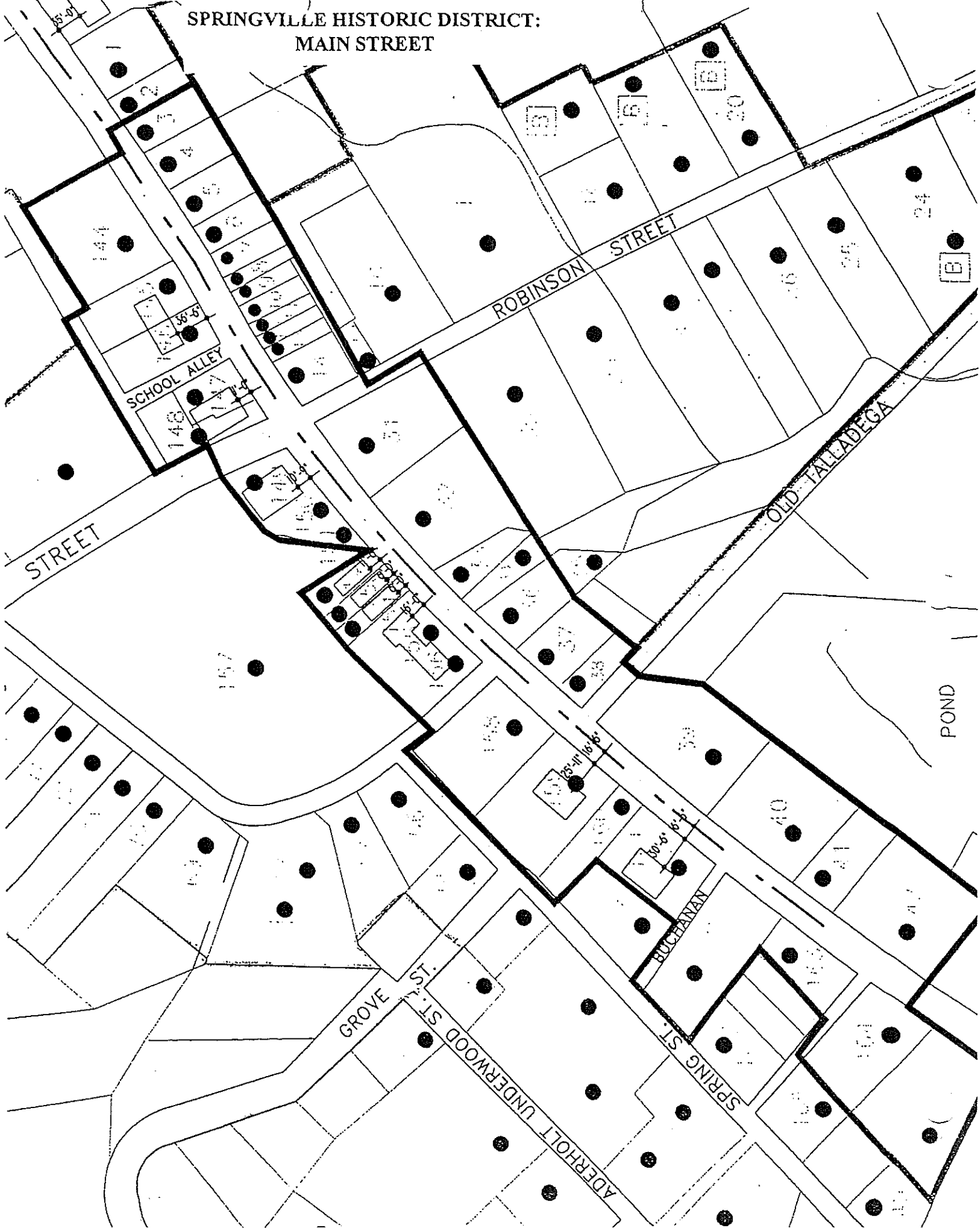
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**SPRINGVILLE HISTORIC DISTRICT
DESIGN REVIEW GUIDELINES:
MAIN STREET DISTRICT**



March 12, 1999

SPRINGVILLE HISTORIC DISTRICT:
MAIN STREET



SPRINGVILLE HISTORIC DISTRICT DESIGN REVIEW GUIDELINES:
MAIN STREET DISTRICT

Article I. Rehabilitation of Existing Properties

Building Facades: Fronts, Sides and Rears Abutting Streets or Public Areas

General Guideline: All building facades, including structural and decorative elements of fronts, sides and rears, shall be repaired or replaced to match as closely as possible the original materials and construction of that building. Rotten, deteriorated or weakened elements shall be replaced to match the original in appearance as closely as possible.

A. Exterior walls

General Guideline: The typical exterior wall for commercial buildings in the Springville Main Street District is brick, and in fewer cases, wood siding. These historical materials are the Street's most constant feature and should be preserved and protected. Brick -- as well as stone and stucco -- is a durable material that requires little maintenance. Wood -- the typical material for the Street's residential structures -- requires greater maintenance but provides texture to the street and a pleasing "relief" to the more dominant brick.



Typical Commercial Streetscape in Springville Historic District

All exterior front, side or rear walls which have not been wholly or partially resurfaced or built over shall be repaired and or improved in an acceptable manner. Unpainted masonry (brick, stone and stucco) walls should not be painted unless it is necessary to conceal misused material or patching, if the color is appropriate to the original color of the masonry, and only with the prior approval of the Springville Historical Commission. Existing painted

Amendment (1)
99.008 *
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masonry walls shall have loose material removed and be painted a single color as close to the original masonry color as possible. Patched walls shall match the existing adjacent surfaces as to materials, texture, color, bond and jointing.

Samples of all proposed colors shall be submitted for approval to the Springville Historical Commission with proposed improvement plans.



Inappropriate "Military Fatigue" Paint Scheme

- (2) If masonry walls requiring repointing (replacing old mortar in brick and stone walls) is proposed, the repointing mortar should be equivalent to or softer than the original mortar in the masonry joints. A high lime-content mortar will usually be compatible with most brick masonry more than 50 years old. If Portland Cement is to be included in the mortar mix to improve workability, no more than 20% of the combined total volume of lime and Portland Cement should be Portland Cement. This will insure that the hardness of the Portland Cement will not result in a hard mortar that could damage the masonry.

The mortar used for repointing should also match the appearance, color, texture, joint width and tooling of the original mortar joint, where possible.

- (3) Where cleaning existing brick or stone is proposed, **do not use sandblasting techniques under any circumstances.** The abrasive sand used will destroy the brick or stone's outer hard surface and cause irreparable and irreversible damage which will accelerate deterioration. It is best to clean brick using the gentles means necessary; often a waterwash is enough, though chemical cleaning may be required for very dirty areas.

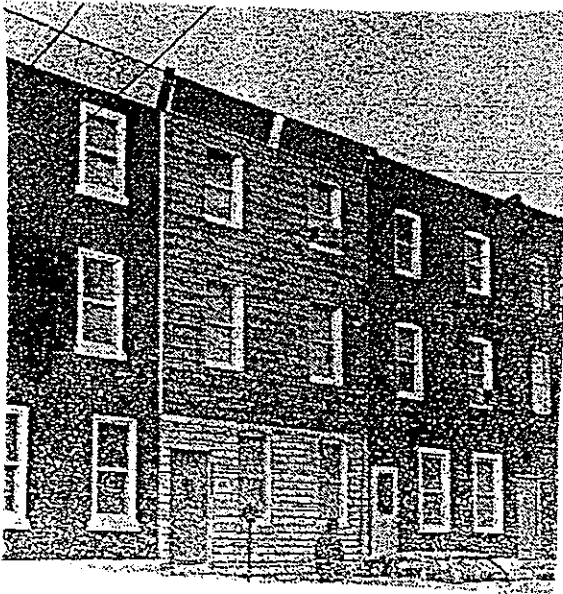
Do not use masonry "sealers" which are commercially available. Masonry sealers do not allow walls to "breathe" and will actually accelerate deterioration.

- (4) Applied facing materials shall be treated as follows:

If original, they shall be painted and/or repaired as necessary according to the minimum standards set forth in these design guidelines.

If not original and in need of significant repair, or not in harmony with the character of the building, they are to be removed to reveal the original exterior material which shall be repaired as necessary or removed and replaced by new facing materials, according to the minimum standards set forth in these design guidelines, as approved by the Springville Historical Commission. **Do not install any material over brick or stone in a manner that causes irreversible damage to the masonry.** Acceptable installation of siding will involve nailing wood strips (known as "furring") into the masonry mortar joints and then fastening the siding to the furring; do not nail into the face of any masonry unit.

- (5) Wood siding walls should be repaired or replaced to match the original. (Metal, plastic (including vinyl), or composite siding, or metal building panels are not recommended.)



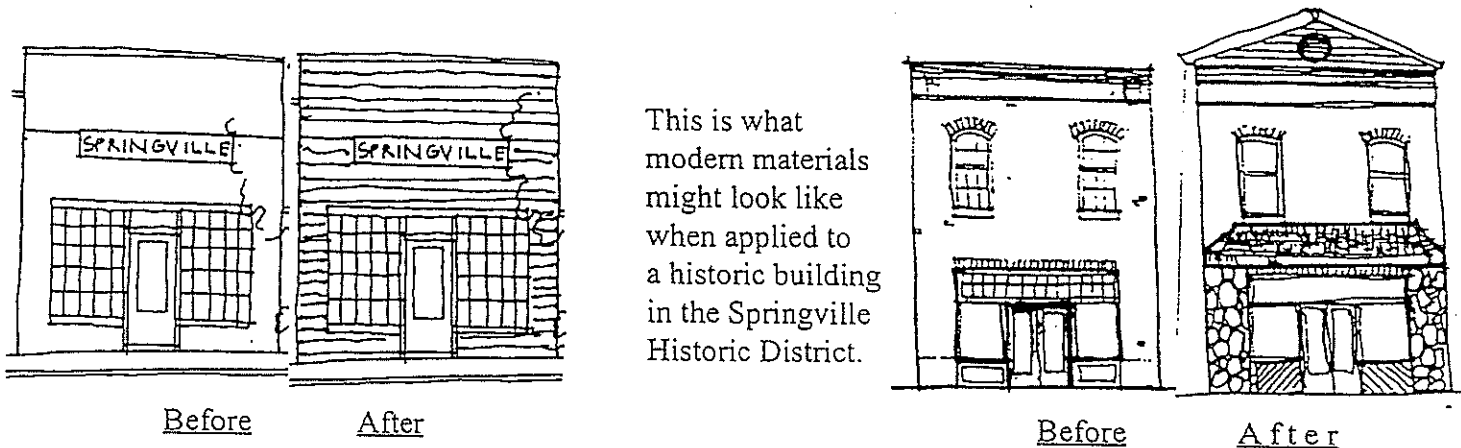
Historic Brick Facade
With/Without Vinyl Siding



Building Inappropriately Refaced
With Modern Metal Panels

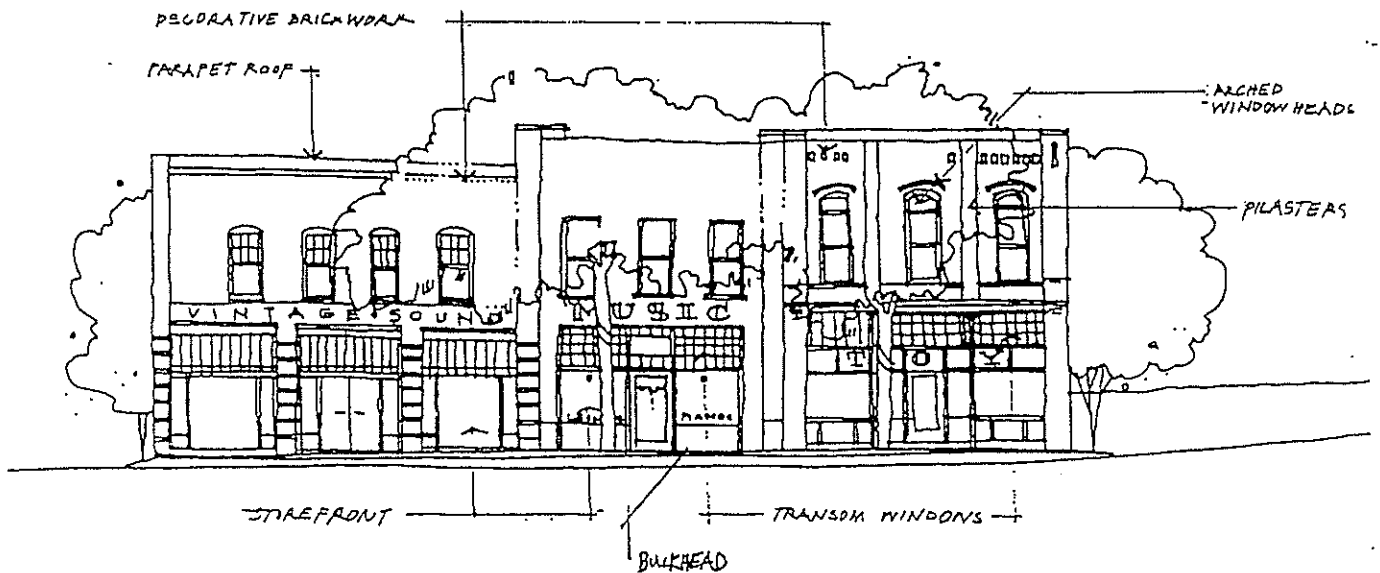
- (6) Existing miscellaneous elements on the building fronts, such as empty conduits, unused brackets, etc., shall be removed and the building surface repaired or rebuilt as required to match adjacent surfaces.

- (7) Gutters, downspouts and copings shall be repaired or, if not original, replaced as necessary and shall be neatly located, securely installed, and painted to harmonize with the other building front elements.



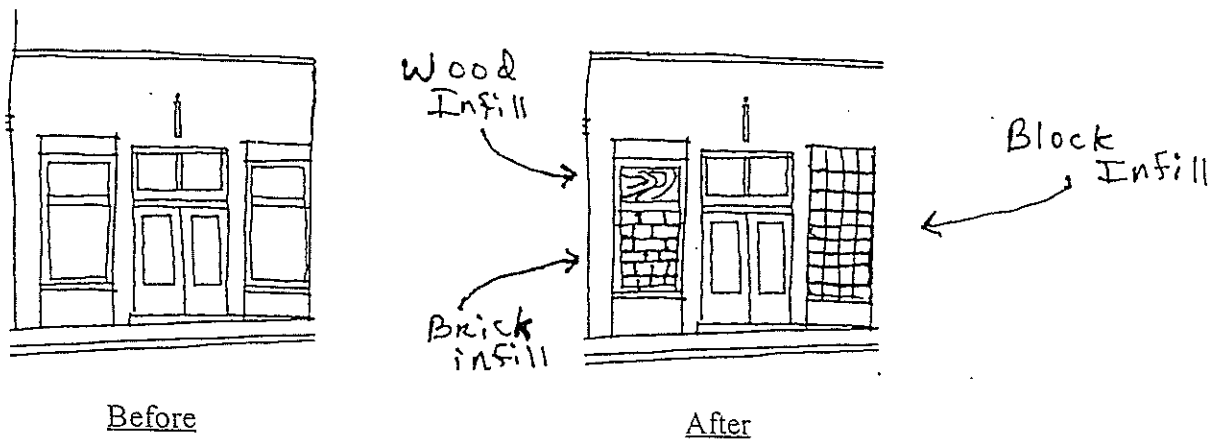
B. Store Fronts

General Guideline: Store Fronts shall include the building face, show windows, porches and entrance area leading to the door, sidelights, transoms, display platform devices including lighting and signage designed to be viewed from the public right-of-way.



Historic Storefronts in Springville Historic District

- (1) Show windows, entrances, signs, lighting sun protection, awnings, porches, security grilles, etc., shall be compatible and harmonious with the scale and character of the structure. All store front elements must be located within fourteen (14) feet of grade unless original store front elements exceed fourteen (14) feet in which case, subject to review and approval by the Springville Historical Commission, may remain at the current height.
- (2) Show windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business in accordance with Section M "Signs."
- (3) Show window trim, mullions or muntins not consistent or compatible with overall facade design shall be replaced or painted in a manner complementary to other store front elements.
- (4) Glass in show windows and transoms shall be transparent, clear, bronze or gray tinted. Translucent, opaque, reflective or colored glass, other than gray or bronze tinted, unless original, shall not be permitted except with prior approval by the Springville Historical Commission.
- (5) Solid or permanently closed or covered storefronts shall not be permitted, unless treated as an integral part of the building facade using wall material and window detailing compatible with the upper floors, or other building surfaces. All damaged sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

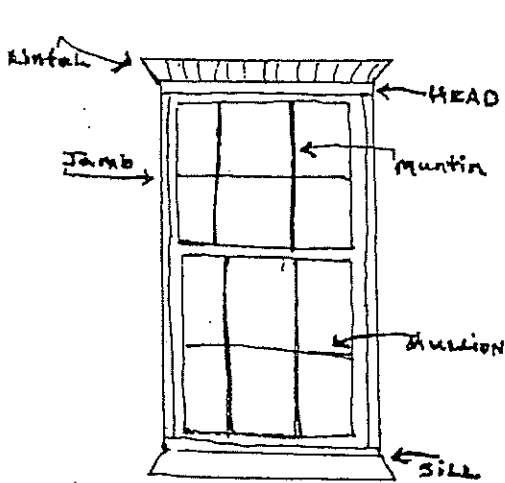


Inappropriately Permanently Closed Up Storefronts

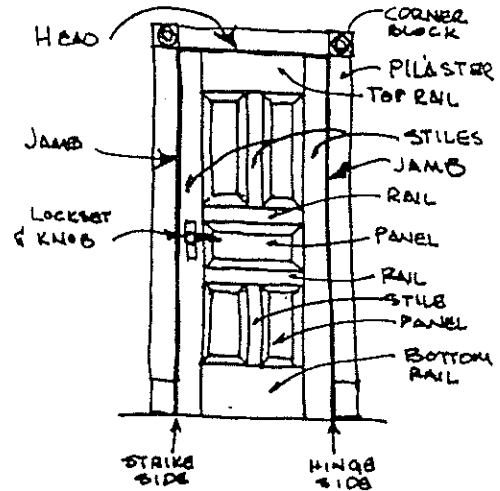
C. Windows and Doors

General Guideline: Windows and doors are always key defining features of any

historical building and are critical to maintaining rhythm and scale. Inappropriate changes always interrupt the character of the historical streetscape.



Typical Historic Wood Window Elements



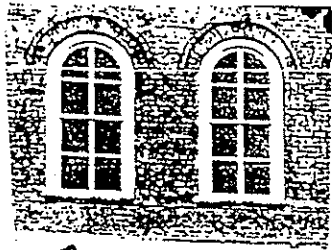
Typical Historic Door Elements

- (1) Sashes with rotten wood and/or deteriorated metal, broken joints or loose mullions or muntins shall be replaced with original materials or materials that closely resemble original materials. All broken and missing window glass shall be replaced with new glass or approved glazing; do not use "smoked," "tinted," or reflective glass. If non-clear glass is preferred for security reasons, it is recommended that the clear glass be painted black or dark grey on the inside of the glass to retain a reflective quality from the street.

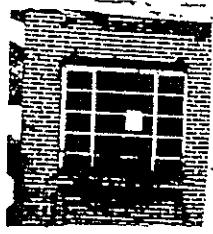
All windows must be tight fitting and have sashes of proper size and design to be compatible and harmonious with the scale and character of the structure.

Original doors should be repaired and retained wherever possible.

- (2) If necessary to replace windows or doors, the replacement should match or resemble the original in character and scale, and should have the same operating characteristics as the original. That is, double-hung windows should be replaced with double-hung replacements, casement windows should be replaced with casement windows, etc. Do not replace clear glass with "smoked," "tinted," or reflective glass.



↑ Arched
"4 over 4" wood



↑ C. 1940s
Multi-
pane metal



↑ "41 over
1" wood

Typical Springville Historic Windows

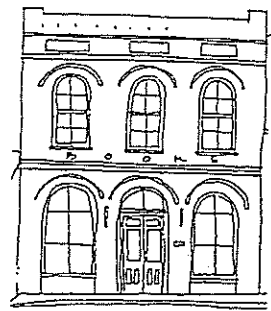


↑ wood
with
transom



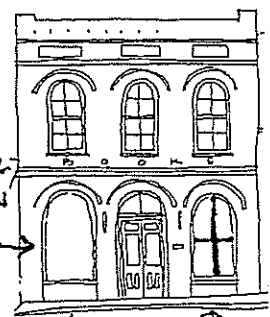
↑ side by
side wood

Typical Springville Historic Doors



Before

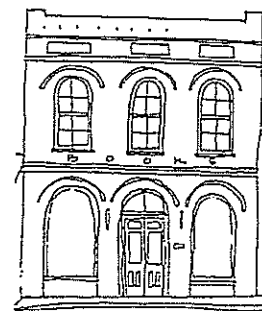
↑ picture
window



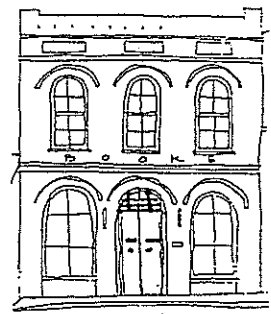
↑ Modern
window

After

Inappropriate Window Replacement



Before



After

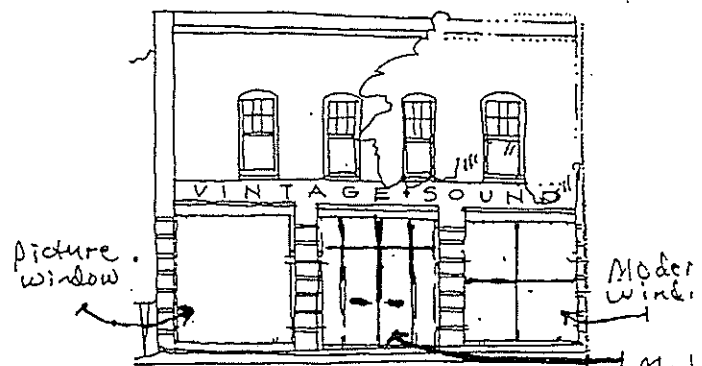
↑ Modern
Door

Inappropriate Door Replacement

(3) Modernizations which reduce or enlarge window or door openings from the original or significantly change the original fenestration are not permitted. Large, modern "picture" windows, for example, are totally out of character for the age and style of the district's historical structures.



Typical Springville Storefront Window



↑ picture
window

↑ Modern
window

↑ Modern
door
trans

Inappropriate Replacement

- (4) Do not enclose transom windows or side lights above or around doors.
- (5) Windows openings in upper floors of the front of the building shall not be boarded up and shall not be filled without prior approval by the Springville Historical Commission. If blocking up doors and windows is unavoidable, this must be done in a manner that maintains the size and shape of the existing opening, and that will not cause damage when removed. The front surface of the infill material should be set back from the front surface of the adjacent wall.



Inappropriately Boarded Up Storefronts Have an Abandoned "Ghost Town" Look

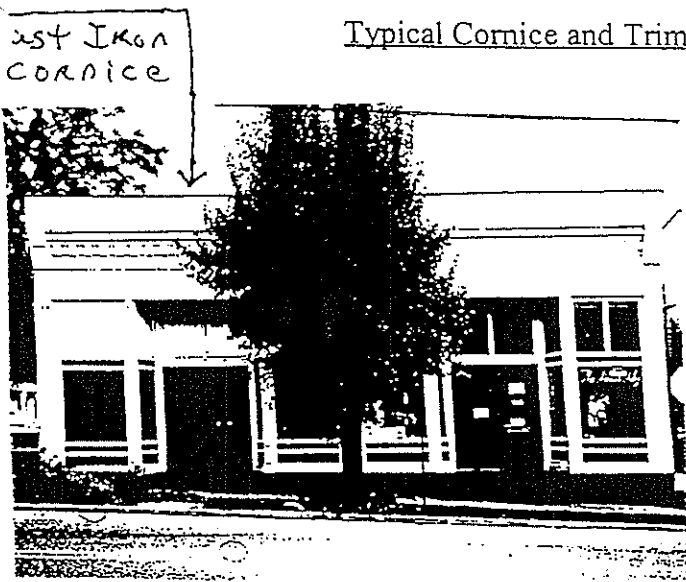
- (6) Windows or doors not in the front of the building shall be kept properly repaired or, with Fire Department approval, may be closed, in which case, sills, lintels and frame must be removed and the opening properly closed to be compatible with the adjacent wall.
- (7) If ceilings, partitions or other interior elements terminate inside the window area and are visible through the window from the exterior, they shall be stopped short

of the glass and the exterior edge or face shall be treated in such a manner so as not obvious from the exterior. Boxes, crates, etc. shall not be stacked inside windows unless concealed by shutters, blinds, drapes or other appropriate window covering.

- (8) Windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business as authorized by the Springville Historical Commission and in accordance with Section M "Signs."

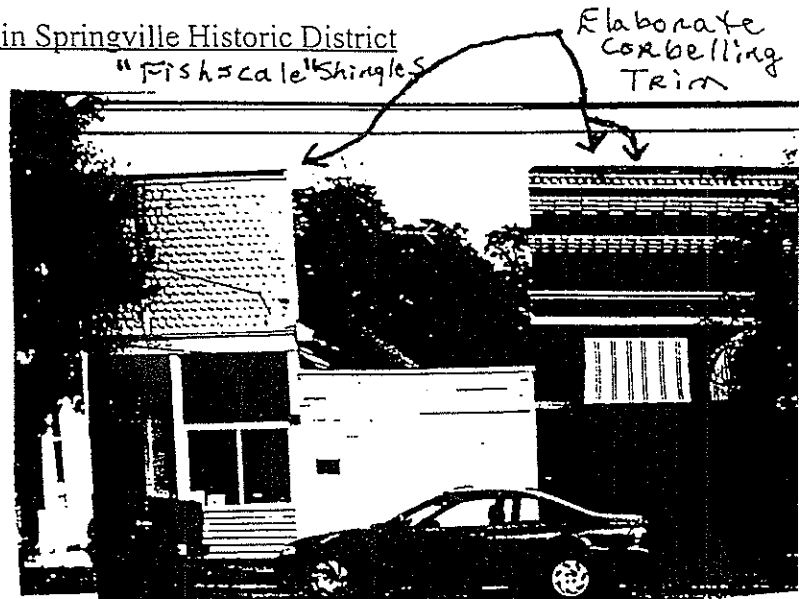
D. Cornices and Trim

General Guideline: Cornices and trim provide the majority of decoration for commercial and residential buildings and should be retained. Cornices may be a simple projection along the roofline or above windows or doors, or they may be elaborate with carvings and emblems. In either case, they provide definition to the building and cohesion to the streetscape. Trim likewise may be simple or elaborate and provides "personality," framing, and interest along the street. It may also provide the function of sealing joints between building elements.



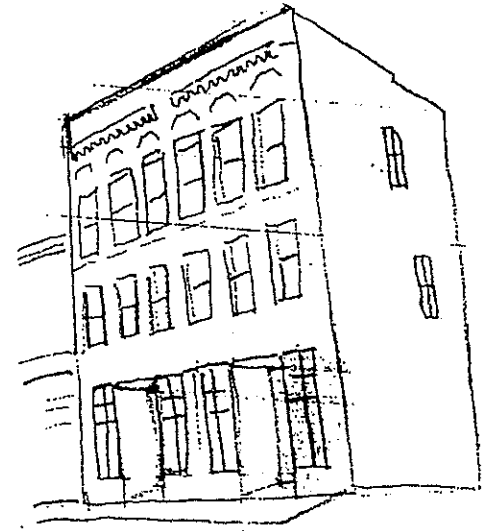
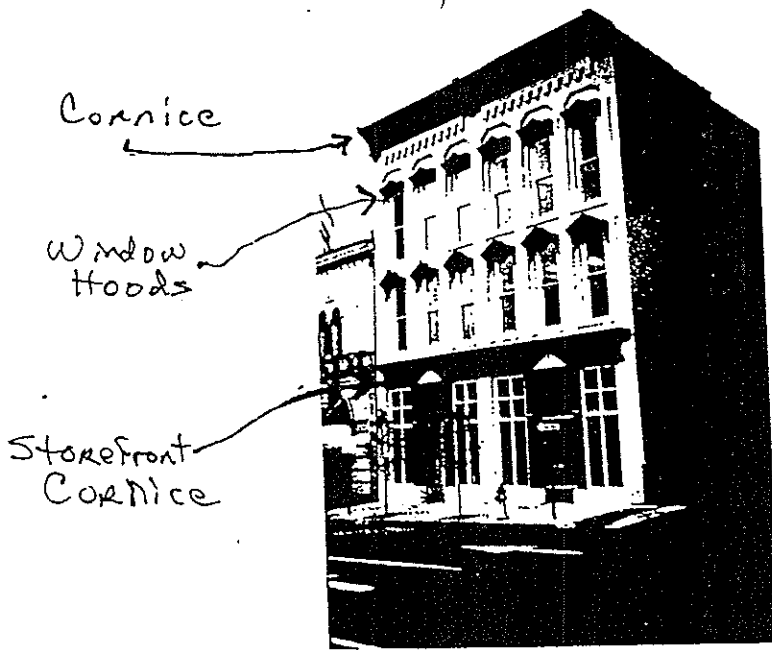
Wehby Building

Typical Cornice and Trim in Springville Historic District



600 Block of Main Street

- (1) Do not remove cornices and trim. Cornices and trim should be repaired or, if absolutely necessary, replaced to match the original as closely as possible in materials and style. In the case of wood trim, paint the back as well as the front to prevent deterioration from moisture.



Commercial Building With Cornice and Trim

Inappropriate Removal

- (2) If it is necessary to cover a cornice or trim, do not remove the original material, but leave it in place. Install new material in a manner that allow for ventilation of the cornice so that trapped moisture does not damage underlying material so that it may be reexposed in the future.

E. Awnings

General Guideline: Awnings provide color, style, and function and are often an integral part of the pedestrian streetscape. If used, they must be installed in a manner that does not destroy existing building fabric.

- (1) If compatible and harmonious with the scale and character of the structure, and adjoining structures, soft, flameproof awnings are permitted over the first floor doors and windows and on upper floors above windows only.
- (2) Awnings shall not project more than seven (7) feet from the building front, shall not be lower than eight (8) feet above grade and shall terminate against the building at a height not to exceed approximately fourteen (14) feet above the pavement, except with prior approval of the Springville Historical Commission and according to city regulations.
- (3) Rigid or fixed awnings or canopies are not permitted unless they were historically present, are an integral part of the structure, in good condition, or similar materials, and compatible with and harmonious with the scale and character of the structure and adjacent structures. The awning and method of installation must be

Also see page 17 # (3)

approved by the Springville Historical Commission.



Historic Springville Awning

F. Porches and Steps

General Guideline: House porches and steps within the Springville Main Street District's provide the primary differentiation from the commercial buildings and should be preserved as a key character-defining element. The following pertains only to the residential buildings within the district:

- (1) Porches should be repaired with original materials or materials that closely match the original.
- (2) Porches shall not be removed unless determined to be imminently dangerous by the City of Springville. In case of necessary removal, it is recommended that the porch be reconstructed to match the original as closely as possible.



Typical Porch in Springville Historic District

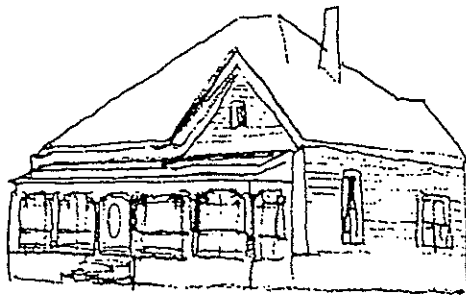


Inappropriate Removal

- (3) Alterations to porches that involve covering porch elements with vinyl or aluminum siding are not recommended. When those types of alterations are unavoidable, do not remove historic building material, but leave it in place. Install new siding in a manner that does not damage or hasten the deterioration of the underlying material.
- (4) Enclosing porches is not recommended. However, if it is determined that enclosing the porch is necessary, the enclosure shall retain the details of the original porch. Columns and railings should remain in place, and the new construction must be set behind the original porch elements.



Typical Porch on Historic Victorian Cottage



Appropriate Alterations



Inappropriate Alterations

Removal of original colu and rail

- (5) Alterations to front steps should use the same material and dimensions as the original. Change to the step dimensions require prior approval by the Springville Historical Commission.

G. Buildings Visible from Public Ways

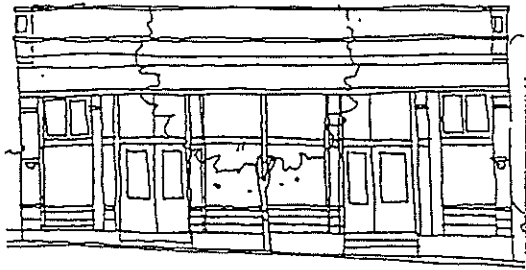
General Guideline: If a building front, side or rear, is exposed to view from a public way or public parking lot, the face of the building so exposed shall be improved in a manner consistent with these design guidelines as necessary to avoid visually detracting from the area.

H. Mechanical and Electrical Equipment on Exterior Walls

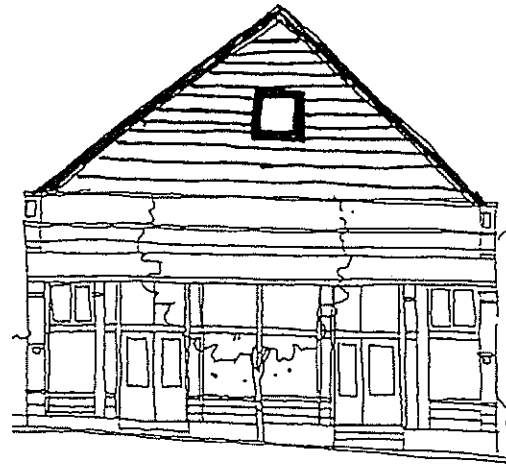
- (1) Individual room air conditioning units shall not be installed in front or side wall windows, if visible from streets or public improvements.
- (2) Through wall air conditioning units may be installed, subject to prior approval by the Springville Historical Commission, provided where visible from streets or public improvements the units do not project beyond any adjacent exterior face of the building and are properly screened and ventilated and do not detract from the building character and appearance.
- (3) Where through wall air conditioning units cannot be flush mounted, awnings may be used in order to make the units as unobtrusive as possible. In such a case, they must be compatible with the scale and character of the building.
- (4) Grilles, louvers, vents and other mechanical and electrical items may be installed in or on exterior walls, where unavoidable and necessary for the function of the building. Where visible from streets or public improvements, the necessary items shall be painted or otherwise made as unobtrusive as possible and shall not detract from the building character and appearance.

I. Roofs

General Guideline: Roof styles, materials, color and construction are defining elements of the character of the streetscape and integrity of individual buildings and should be maintained. The typical roof for commercial buildings in the Springville Main Street district is flat built up tar and gravel often with a parapet, while, for residential structures, it is pitched often with gables. In addition, there are some historic tin roofs.



Typical Commercial Roofline in
Springville Historic District



Inappropriate Alteration

- (1) Original or historical roof types, such as pitched; roof materials such as built up tar and gravel or tin; and roof elements such as gables or parapet, etc., should be repaired where possible or replaced to match the original or historical.
- (2) Chimneys, elevator penthouses or any other auxiliary structure on the roofs shall be repaired and cleaned as required in Section G, "Buildings visible from Public Ways."
- (3) Any mechanical equipment placed on a roof shall be concealed from public view, and be as inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of a permanent nature or finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be painted in a manner as to minimize its visibility.



Inappropriate Rooftop
Mechanical Equipment

- (4) Roofs shall be cleaned and kept free of trash, and debris. Other elements which are not a permanent part of the building are not permitted.

J. Auxiliary Structures

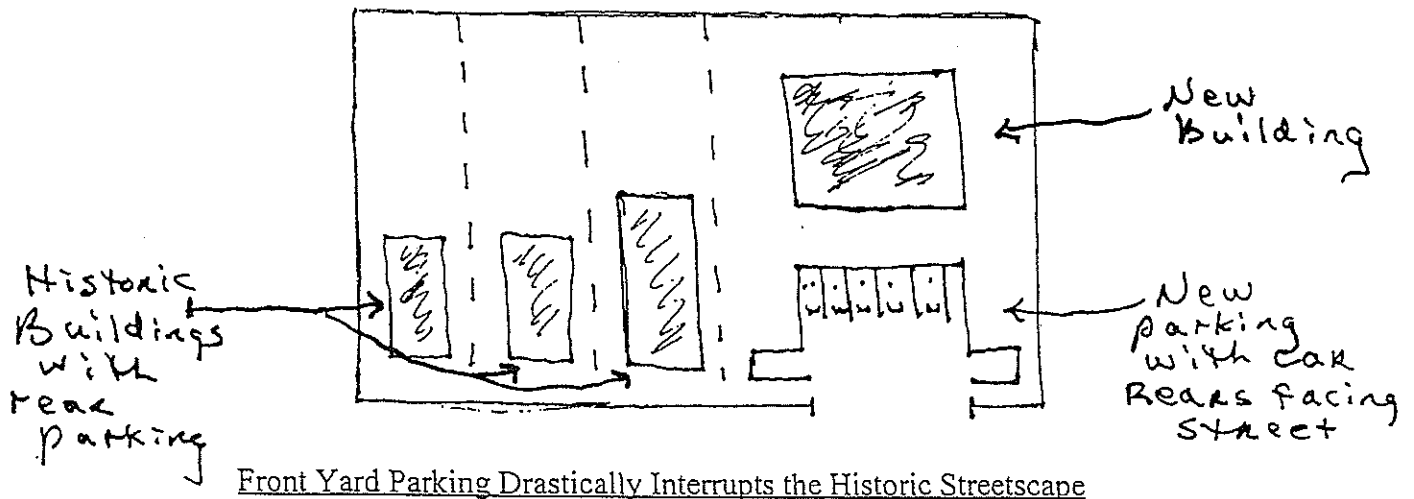
- (1) Structurally deficient attached or unattached structures at the rear of buildings

shall be properly repaired. If new siding material is necessitated, the historical material should not be removed and the new siding installed in a manner not to damage historical material.

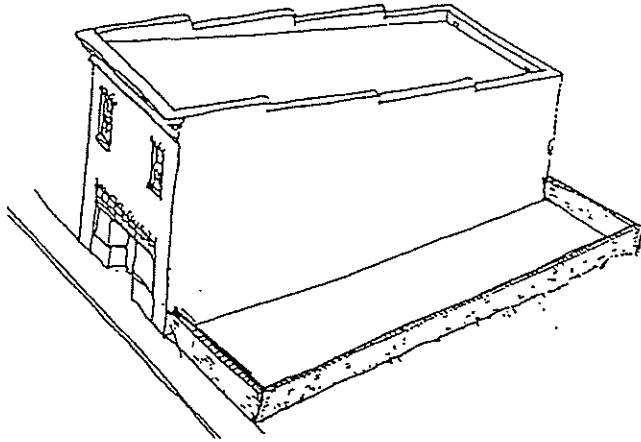
- (2) Auxiliary structures that are historically significant (i.e., listed in the National Register of Historic Places documentation as a "contributing" structure), should not be demolished unless they are considered imminently dangerous by the City of Springville; if not imminently dangerous, they should follow guidelines in Section P "Demolition." Non-historic (i.e., considered "non contributing" to the National Register of Historic Places Springville Historic District) may be demolished according to Section P "Demolition."

K. Rear and Side Yards and Parking Areas

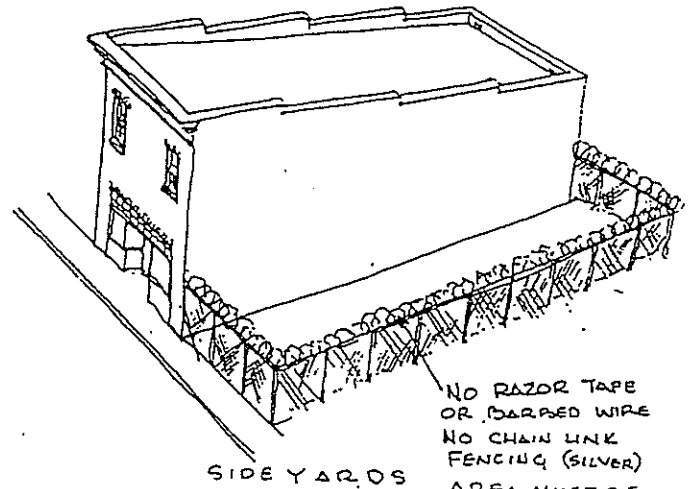
- (1) When a rear or side yard exists or is created through demolition, the owner may utilize the space for storage and loading or parking provided the area is appropriately landscaped and/or screened from all adjacent streets, alleys, and public improvement areas.
- (2) Off-street parking areas shall be designed as an integral part of the total site design with careful regard to orderly arrangement, landscaping and ease of access. Off-street parking areas, except at entrance ways, shall be separated from streets or public rights-of-way by appropriate landscaping or screening.
- (3) Existing front yard parking areas shall be clearly defined as to ingress, egress and internal circulation and must be appropriately screened by plant materials and/or structure.
- (4) New front yard parking is prohibited (see Section II. "New Construction").



- (5) Fences or walls must be compatible with the architecture of the building and the streetscape. Galvanized chain link fence is prohibited along front or side streets or any place where there is public view.



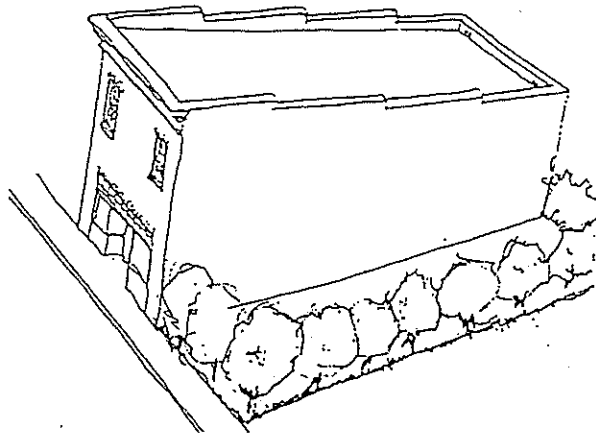
Appropriate Side Parking



SIDE YARDS

NO RAZOR TAPE
OR BARBED WIRE
NO CHAIN LINK
FENCING (SILVER)
AREA MUST BE
APPROPRIATELY
LANDSCAPED OR
SCREENED

Parking With Inappropriate Fencing



Appropriately Landscaped Parking

L. Public parks, public spaces, and public rights-of-way

- (1) Any public park or public space shall be reviewed by the Springville Historical Commission as to its plant landscaping, park furniture, signs, kiosks, fencing, trash receptacles, or any other permanent feature.
- (2) Any benches, trash receptacles, etc. shall be reviewed before being placed in the public right of way.

Ordinance No 2011-08 Replaces Section M entirely. 9-12-11

M. Signs

- 19-008 #2 *
12-31-01
- (1) Signs shall be limited to those identifying the property or identifying the use conducted therein. Advertising by material or product manufacturers and suppliers, other than the primary use of the property, shall not be permitted. All lighting elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.



Inappropriate Cluttered Signage

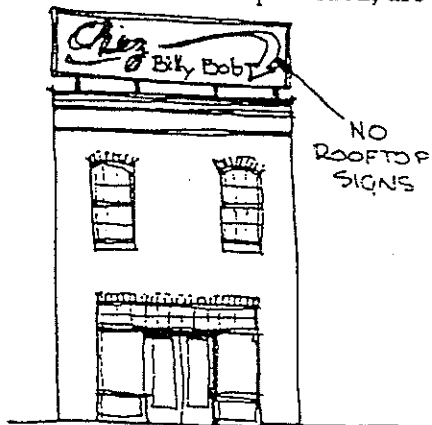
- (2) Signs and displays for advertising or promotion are not permitted in public rights-of-way unless specifically authorized by the Springville Historical Commission.
- (3) Historical signs, whether painted or mounted, should be repaired and retained. New projecting or mounted signs shall be permitted if they conform to the historical character of existing historical signs and if they are less than 12 square feet per face.
- (4) Painted or sewn signs on awnings, existing marquees or canopies may be permitted, subject to approval by the Springville Historical Commission.
- (5) Flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building and shall not exceed in area two times the width in feet of the frontage of the building. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or approximately 14 feet above grade level, whichever is lower.
- (6) In the case of corner properties one flat sign per side is permitted. The area of each sign shall not exceed two times the lesser frontage width in feet. The depth and height limitations shall apply as in paragraph (5) above.

Amendment
99-008

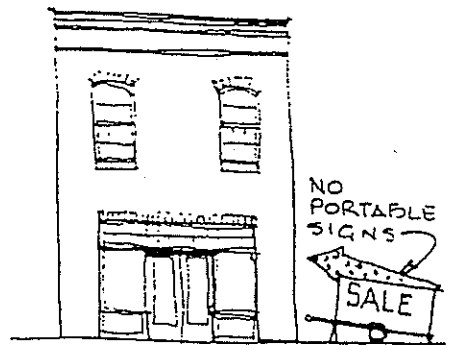
* (7)

Painted signs on framed backings or use of separate cut out letters or neon shall be permitted in accordance with the above limits for flat signs.

- (8) Lettering applied to ground floor show windows or entrance doors shall not exceed 6 inches in height, and the text shall be limited to identification of the primary business therein.
- (9) Signs identifying the business occupant shall be permitted at rear entrance doors if they are mounted flush against the building and do not exceed 6 square feet in size, except where authorized by the Springville Historical Commission.
- (10) Signs in upper floor windows are generally not permitted.
- (11) Pole or "lollipop" signs, which are primarily used to attract interstate traffic, are not permitted.
- (12) Monument signs may be permitted if they are in scale and character with surrounding buildings. Monument signs shall not exceed 12 feet in total height and must be 4 feet or less from the bottom edge of the sign face to grade. The area of the sign face shall not exceed 40 square feet. Monument signs must be appropriately landscaped by structure and/or plant materials, which effectively screen support apparatus.
- (13) Roof top signs, signs on or above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on billboards or other structures, except as otherwise herein provided, are not permitted.



Inappropriate Rooftop Signage



Inappropriate Portable Signage

- (14) Projecting signs, where permitted according to city regulations, must be at least eight (8) feet in height, not exceed above the 2nd story window sill, and not project from the building more than five (5) feet.

- (15) Temporary signs, such as lease or rental signs, or banners, may be permitted on a temporary basis not to exceed 90 days. Flashing or portable signs are not permitted except with the prior approval of the Springville Historical Commission.
- (16) All signs not conforming to these requirements shall be removed within 2 years from the project initiation date.

N. Product Vending Machines

- (1) Product vending machines or encasements such as soft drink, newspaper, ice freezers, etc. shall be approved by the Springville Historical Commission prior to being installed or placed and, except for newspaper machines and public telephones, should provide for screening from the public right of way.
- (2) Broken or out of service machines or encasements, or machines and encasements in disrepair, should be removed.

O. Vacant Lots

When a vacant lot exists, whether temporary or permanent, or is created through demolition, the owner must properly landscape and/or screen the property from adjacent streets, alleys and public improvement areas; cover all areas not actively used for storage, parking or loading with grass or other ground cover approved for the property by the Springville Historical Commission; and maintain said ground cover and keep all the property free of trash and debris.

P. Demolition

- (1) No historic or "contributing" structure shall be demolished unless it is in imminently dangerous condition as cited by the City of Springville and unless and until the Springville Historical Commission has reviewed the significance of the building based on the following criteria:
 - (a) Whether, in addition to being a historic or "contributing" building, it is also listed or eligible for listing as an individual listing on the National Register of Historic Places;
 - (b) Its historical or architectural significance in the context of the Springville Historic District and Main Street District has been reviewed in order to determine whether its significance is a:

- (1) "Reconcilable Loss," that is, the advantages of the demolition proposal to the community's overall preservation/revitalization efforts outweigh the disadvantages of the demolition in which case the Springville Historical Commission may approve demolition according to Section P (3) "Demolition" concerning plans for proposed new use for the site;
 - (2) "Significant Loss," that is, the advantages of the demolition proposal to the community are unclear or questionable and/or the resource is capable of being repaired and reused in a practical and feasible manner;
 - (3) "Highly Significant Loss," that is, the resource is an outstanding example of an architectural style, its age is particularly important to the overall integrity of the district and the community's preservation goals, its association with an event or person is strongly associated with the history of Springville, it is an important visual landmark in the district(s), the disadvantages of demolition outweigh the advantages, and/or the resource is capable of being repaired and reused in a practical and feasible manner.
- (c) If demolition is found to represent a "Significant Loss" or "Highly Significant Loss, the Springville Historical Commission, shall delay the demolition permit for a 90-day period during which time the City will work with the owner to find alternatives to demolition including, but not exclusive to, identifying a willing buyer or identifying monies to rehabilitate the property if necessary.
 - (d) If the Springville Historical Commission approves demolition, the owner shall agree to some measures to "mitigate" the demolition including, but not exclusive to, retaining historical materials for reuse in any new structure, retaining and storing historical materials for later use, or identifying the historical building and its context within the district(s) through signage, public display or the like.
- (2) If a building is considered non-historic or "non-contributing," the Springville Historical Commission will review the demolition proposal according to the following criteria to determine if a 90-day delay is warranted or whether the demolition permit may be immediately granted:
 - (a) If demolition will significantly impact historic or "contributing" structures;

- (b) If it is architecturally in keeping with the historic district and, within a five year period would be 50 years of age;
 - (c) If advantages of demolition outweigh the disadvantages; and
 - (d) If it is feasible to rehabilitate the property.
- (3) No request for approval of a demolition permit will be considered without detailed plans for the proposed use of the site after demolition unless in the case of an emergency such as a catastrophic fire, tornado, etc.

Q. Other

All other building repairs identified by the City of Springville which are necessary to safeguard the health and safety of building occupants shall be made.

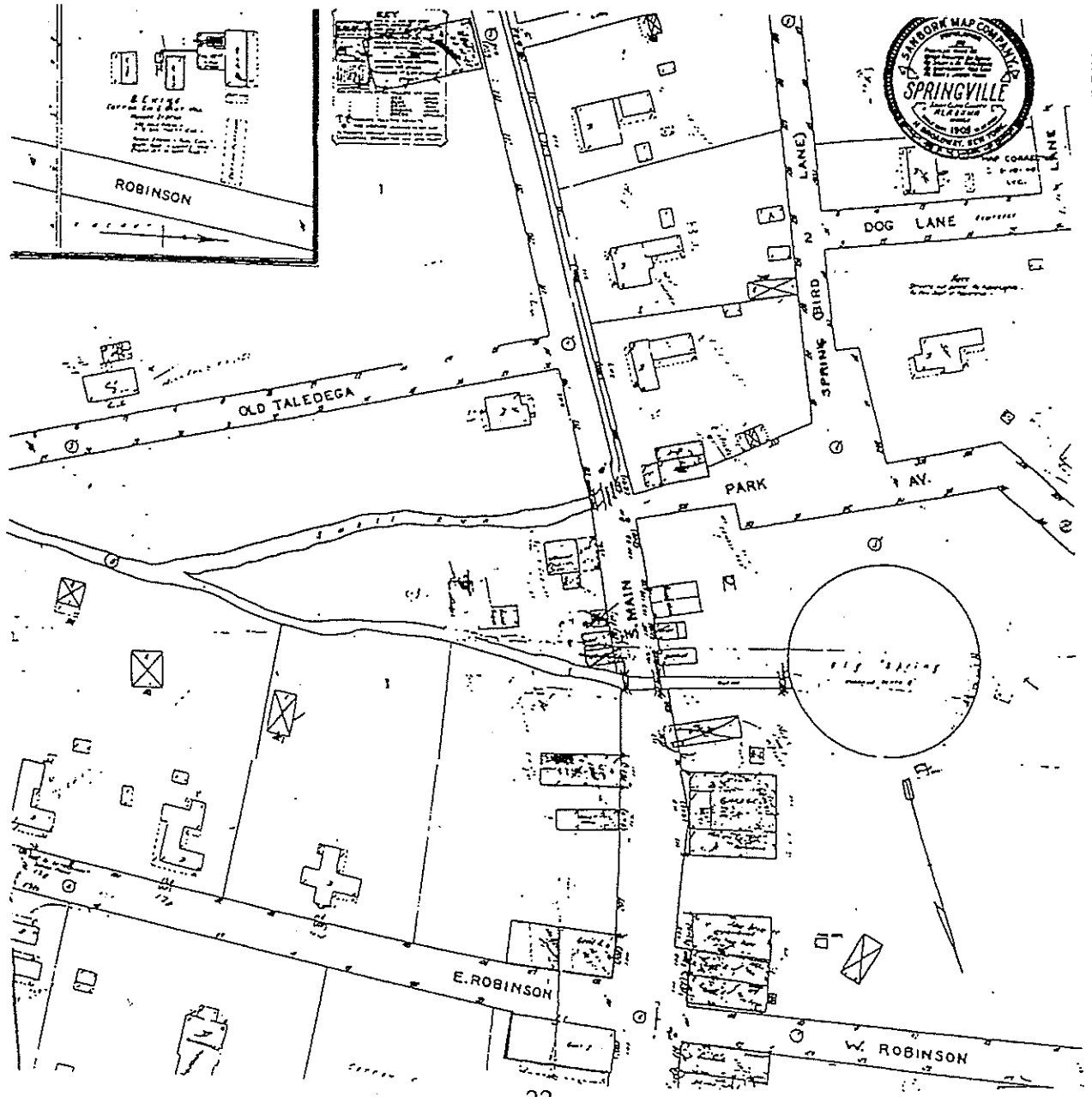
Article II. New Construction and Additions to Existing Structures

The following standards shall be applied to all new structures or additions to existing structures:

A. Historical Architectural and Community Character

The historical architectural and community character of Springville's Main Street District, as documented in National Register of Historic Places, is primarily commercial but with a notable inclusion of several historical houses.

1909 Sanborn Map of Historic Springville - Note Lot Placement and Scale of Structures



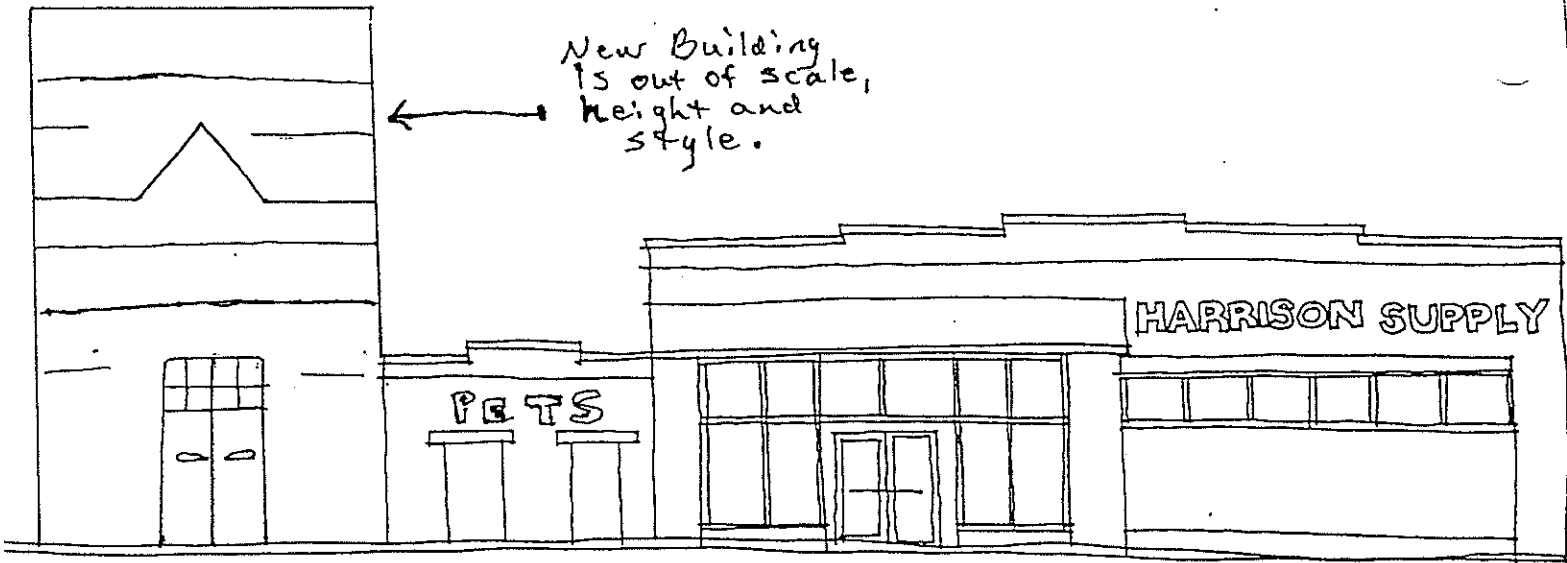
Commercial Architectural and Community Character: The commercial--or institutional -- buildings range from 1882 to the 1940s with brick being the predominant material but with one significant cast iron front building and several wood structures. These commercial buildings are one or two stories and many feature decorative brick detailing (pilasters, corbeling, and belt courses). Wood windows and doors, as well as transoms, are most common. Sidewalks run along Main Street throughout the district and in front of buildings that have a setback (number of feet from the curb's edge to the front of the building) that is generally close to the sidewalk and consistent with adjacent buildings and overall setback within the district.

Residential Architecture and Community Character: Historical residential buildings in the Springville Main Street District are one or two story and were constructed between 1885 and 1940. All were built of wood siding with wood windows and have a porch or veranda. All feature gables and several have significant Queen Anne elements. These structures have a setback (the distance from the curb's edge to the front of the building) that is very pedestrian-oriented and there are front sidewalks which run throughout Main Street.

B. Community Character

General Guideline: The purpose of the following guidelines is to encourage appropriate new development within the district while preserving the historic character of the existing district and buildings. The health of the overall district will depend, in significant part, on the compatibility of new construction with historical construction materials, types, setback, and scale.

- (1) New construction or addition designs shall be compatible to the historical architectural and community character of the district as described in paragraphs "A" above, "Historical Architectural and Community Character." Specific sites shall be considered in relation to their immediate environment (that is, those buildings adjacent to or facing the proposed construction) and will consider every aspect that effects its public visual appearance including, but not exclusive to, building materials, fenestration, height, scale, landscaping, and setback.

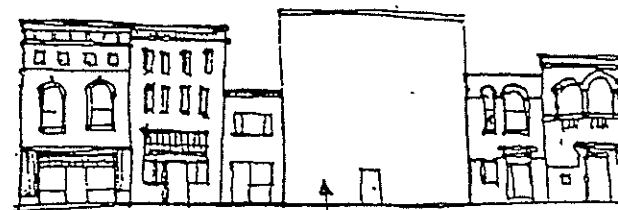


Inappropriate Infill Construction

- (5) Building design shall address the public right-of-way, and define and complement the streetscape.
- (6) Generally, blank walls are not permitted. Developers and designers should provide windows in high activity areas or to provide architectural relief elements in wall design to the ground level.



"Friendly" Pedestrian-Oriented Storefront

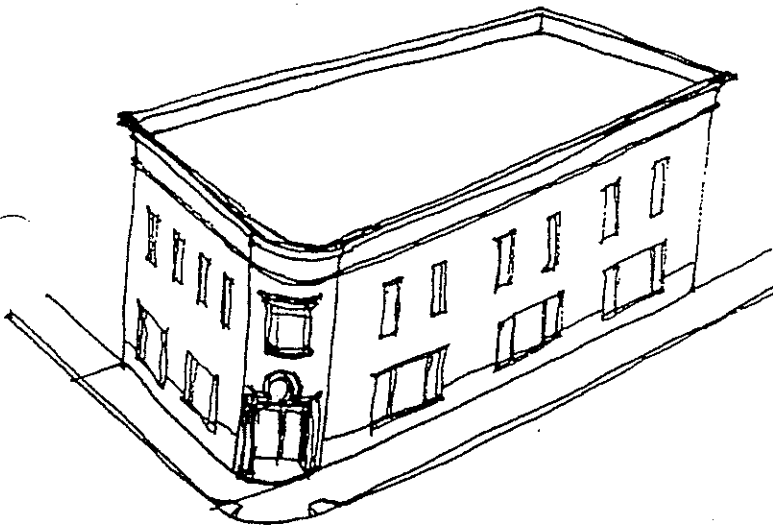


NO BLANK WALLS
FOR INFILL
BUILDINGS

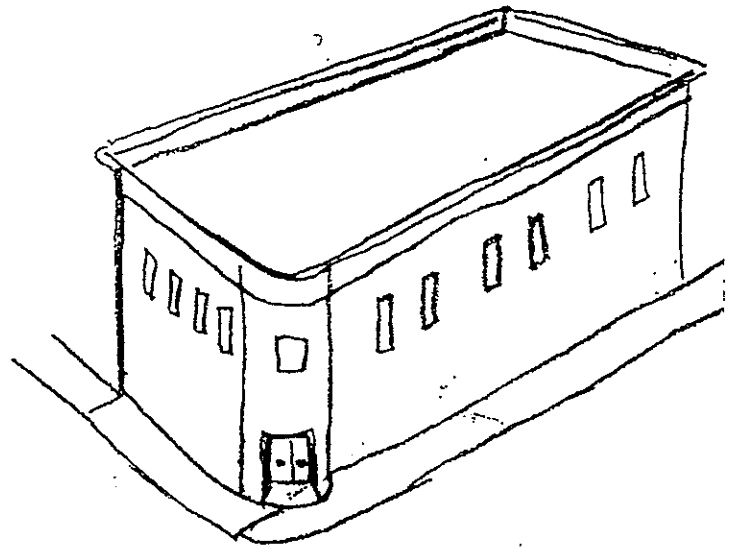
"Unfriendly" New Storefront

- (7) Awnings, canopies, etc. shall be designed as an integral part of the structure, shall be at least 8 feet above grade and shall not project more than 7 feet over a public right-of-way as allowed by City regulations.

- (8) Building entrances shall provide ease of access, be designed so that pedestrians/patrons have visual and actual access from the front/street facade of the building, can easily identify the entrance points, be well lighted, and act as an integral part of the streetscape.
- (9) Building materials shall be of good quality. Metal buildings, or buildings of other materials which are “modern” and not in keeping with the historical character of the district, are prohibited unless they can not be seen from the public right-of-way.
- (10) Corner buildings shall be designed so that are architecturally responsive to the corner condition, help to define the intersection, and accentuate the building line along the street.



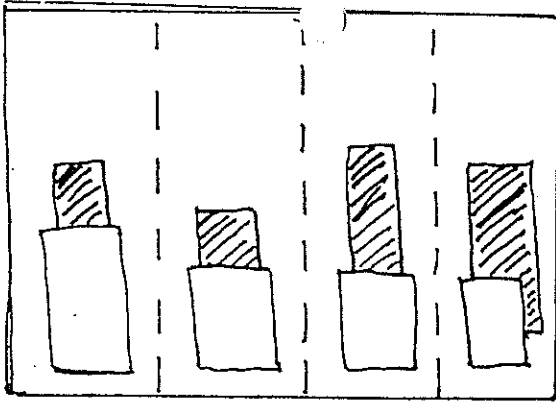
“Friendly” Corner Building Design



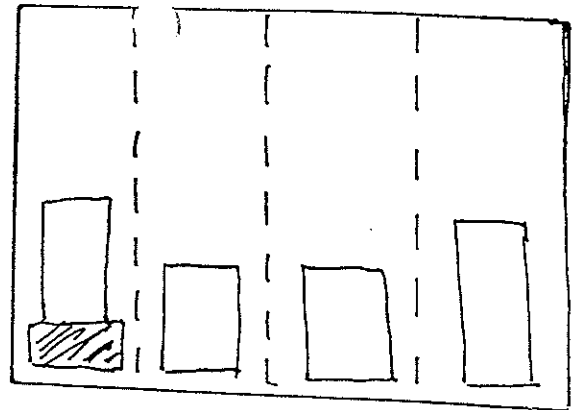
“Unfriendly” Corner Design

C. Building Additions

General Guideline: Additions to buildings must not be to the front of the property and/or, in most cases, visible from the street.



Appropriate Building Additions



Inappropriate Front Additions that Obscure Historic Fabric

- (1) Additions to roofs, such as roof decks or roof structures, may not be visible from the street.
- (2) Install satellite dish antennae and mechanical equipment so that they are not visible from the street.
- (3) Enclosing historic house porches is not recommended. If it becomes necessary, the enclosure must visibly retain the details of the original porch. Columns and railings must remain in place, and any addition must be set behind the original porch elements. The construction of new porches to historical commercial buildings is generally prohibited. New porches to non-historic ("non-contributing") buildings must be approved by the Springville Historical Commission prior to construction.

D. Site Planning and Design

- (1) Site Planning shall consider the orderly arrangement of all site elements including: parking, delivery, access, trash storage and collection, landscape treatments, open space, pedestrian walkways, street furniture, auxiliary services (phone, vending machines, news etc.), signs, building and auxiliary structures, and fencing.
- (2) Buildings:
 - (a) Where adjacent structures exist buildings shall be located at comparable or compatible setbacks.
 - (b) Where no adjacent structures exist buildings generally shall be located at the maximum setback in order to define the street/building line.
 - (c) Generally buildings shall be located so that maximum building frontages define the street or public right-of-way.

(3) Parking:

- (a) Parking lots on corners are generally prohibited.
- (b) Parking lots shall be located in rear or, where there is specific and compelling justification, side yards in order to minimize their view from public rights-of-way. Where parking areas are exposed to public view, they shall be screened with appropriate structure and/or plant materials.
- (c) Paving the front yards of historical residential structures is prohibited.
- (d) Vehicular access to parking areas shall be direct and not in conflict with general vehicular movement serving the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic. Where feasible, entrances shall be shared with adjacent properties.
- (e) Entrances and exits shall be designed so that they are easily identifiable by motorists. Any signage required to direct motorists to entrances shall be simple, clear and designed to work in harmony with site elements and signs for the project. Any gates, arms, or booths will be reviewed as to their visual impact on Main Street. Generally, arms or gates will not be permitted on Main Street and booths shall be designed as an integral part of the development.

(4) Loading and Service Area Design

- (a) Loading and service space shall be unobtrusively provided off-street to serve business uses in the proposed development.

(5) Open Space and Landscape Design

- (a) Proposed development shall consider the provision of appropriate open space in combination with the proper siting of buildings. Streets, pedestrian walkways and open spaces, including street furniture and signs, shall be designed as an integral part of the overall design, and shall be properly related to adjacent existing and proposed buildings.
- (b) A coordinated landscape program for the proposed development shall be incorporated for the entire proposed site. Landscape development shall include plantings in combination with related paving and surface treatments and other amenities deemed necessary to the project.

E. Signs

- (1) A systematic and coordinated sign package is required for all new developments. Sign packages for new developments shall address signs for the entire site including, but not limited to, building identification, business name, tenant signage, parking, loading or service, informational and directional signs.
- (2) Consideration shall be given to the provision of sign space in the building and site design.
- (3) All signs shall reflect quality workmanship and materials.
- (4) Special consideration shall be given to the quality and placement of light sources emitting from or directed toward signs.
- (5) See Section M "Signs" for specific criteria regarding size, placement, and types of signs allowed.