

BRIGHAM CITY  
HISTORIC DOWNTOWN GUIDELINES

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## ACKNOWLEDGEMENTS

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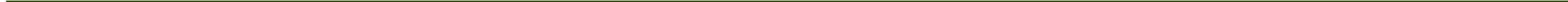
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**Design Workshop, Inc.**







## 1.0 INTRODUCTION

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# 1.0 INTRODUCTION

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## 1.1 Purpose and Vision

Brigham City's historic Main Street is the heart of the community and represents the area's cultural heritage. The Brigham City Historic Downtown Guidelines will direct the design of new private and public projects; renovations, property alterations and upgrades; and capital improvements. The creation of design standards and guidelines protects the existing character and expresses the City's vision for the area.

Brigham City has the charm of a small town with its tree-lined streets, parks, and historic Main Street and has the opportunity to become a destination. The city is close enough to Interstate-15 to attract mixed-use, commercial development. It is the "Gateway to Northern Utah."

In 2005, the City Council identified its Vision 2012 and expressed it in the following brand statement:

*"Beautiful Brigham City... Your Future Is Here!"*

With this guiding vision, it is the intent of the design guidelines is to shape the physical environment, build developer confidence, and potentially market the project to future developers. Additionally, the establishment of design standards and guidelines can serve to facilitate design review for the planning commission, city council, or other entities.

Creating a consistent look and feel is integral to promote the marketability of appropriate land uses. The guidelines establish this through:

- communicating the unifying design principles unique to this area;
- providing clear direction while allowing flexibility;
- presenting the guidelines in easy-to-understand manner.

## 1.2 How to Use this Document

These standards and guidelines are specific to the Brigham City Historic Downtown area and do not necessarily apply to the whole of the town of Brigham City. However, many of these concepts are applicable for the creation of districts with a similar atmosphere to downtown. The goals and requirements of the guidelines are listed under three headings for each review issue: Intent, Standards, and Guidelines:

### **Intent**

Intent statements define goals that the standards and guidelines have been created to achieve. The intent statement typically describes a challenge to overcome and an explanation for why the standard or guideline is important. In circumstances where the appropriateness or applicability of a specific standard or guideline is in question, the intent statement will provide additional direction.

### **Standards**

Design standards are objective criteria that provide specific direction based on the stated intent. They establish the mandatory minimum. Standards use the terms "shall," "will," or "must" to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- the alternative better achieves the stated intent;
- the intent that the standard was created to address will not be achieved by application of the standard in this particular circumstance;
- the application of other standards and guidelines to achieve stated intents will be improved by not applying this standard.

### **Guidelines**

Design guidelines expand upon the design standards and provide alternative solutions to promote the goals defined by the intent statements. They are more flexible and harder to quantify than standards. The overall quality of an individual project and the district may depend on most, if not all, of these guidelines being followed. The guidelines also provide negotiation points if either the developer or the design reviewers wish to resolve differences of viewpoint on a proposed project. Guidelines are pertinent to the review process but may not be required for approval. Guidelines use the terms "may," "is encouraged," or "should" to denote their relevance in achieving the stated intent.

# 1.0 INTRODUCTION

## 1.3 Relationship to Other Documents

The Brigham City Redevelopment Agency developed two previous studies: the Downtown Revitalization Task Force and “Brigham City: Crossroads to Everywhere” (Community Cultural Assessment Preliminary Report & Recommendations). These documents may be accessed through the Brigham City Redevelopment Agency.



Main Street in downtown Brigham City is defined by tree-lined streets, unique retail opportunities, and historic character.

# 1.0 INTRODUCTION

## DOWNTOWN HISTORIC OVERLAY DISTRICT



# 1.0 INTRODUCTION

Legacy Brainstorming Exercise

## ENVIRONMENT

Street trees and landscape  
Protection of the night sky  
Views to the mountains  
Connection to the bird refuge

## ART / AESTHETICS

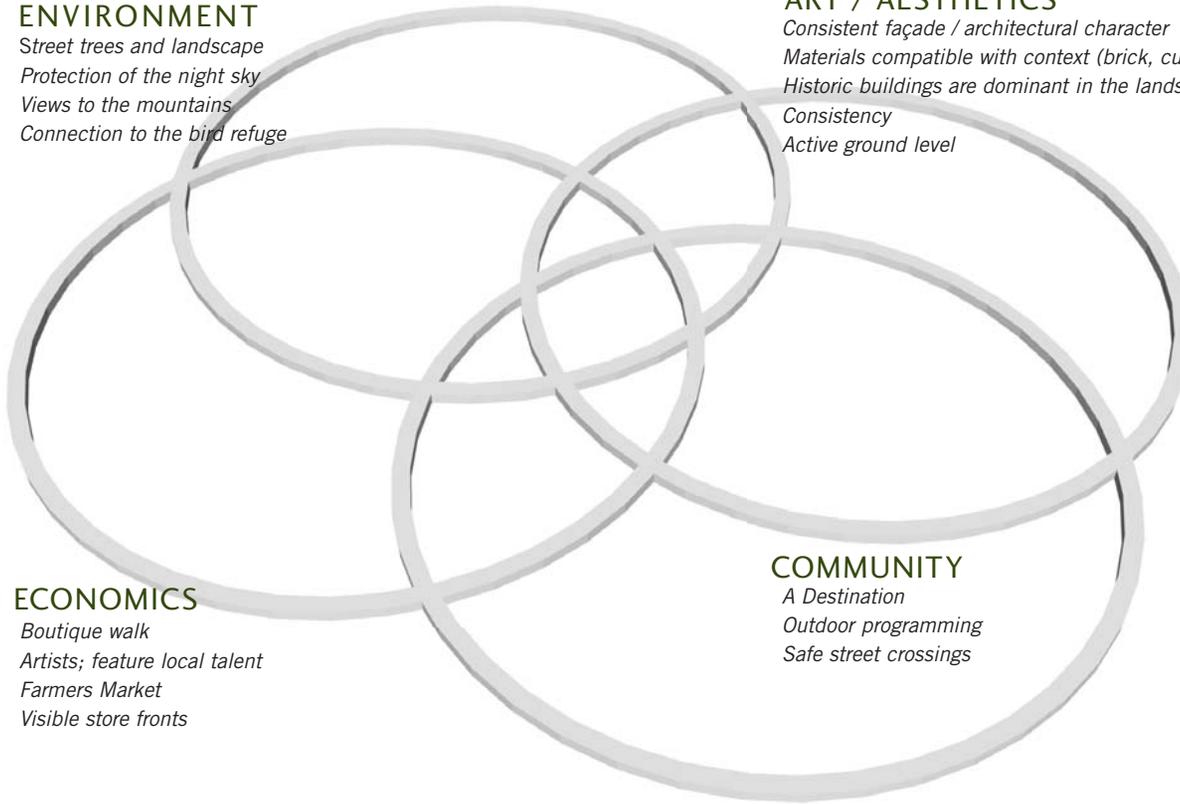
Consistent façade / architectural character  
Materials compatible with context (brick, cut stone)  
Historic buildings are dominant in the landscape  
Consistency  
Active ground level

## ECONOMICS

Boutique walk  
Artists; feature local talent  
Farmers Market  
Visible store fronts

## COMMUNITY

A Destination  
Outdoor programming  
Safe street crossings



## 1.4 Community Workshop

On January 8th and 9th 2007, Design Workshop and Architectural Nexus, with the Brigham City Redevelopment Agency, hosted a community workshop to solicit input from the community on the vision for the Main Street area and adjacent neighborhoods.

The “Legacy” diagram at left represents the summarized ideas in the categories of Environment, Art (aesthetics), Economics, and Community.

The following list of “critical success factors” represents those areas of most concern to the participants in the workshop in January and the areas for which the design guidelines would best serve:

- allow for flexibility with building frontages while maintaining a consistent character;
- promote historic preservation work on Main Street;
- encourage compatible infill projects on 100 East and 100 West;
- enhance the pedestrian environment;
- maintain downtown as the cultural and psychological center of the city.



## 1.0 INTRODUCTION

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## 2.0 HISTORIC DOWNTOWN GUIDELINES

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## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.1 URBAN DESIGN

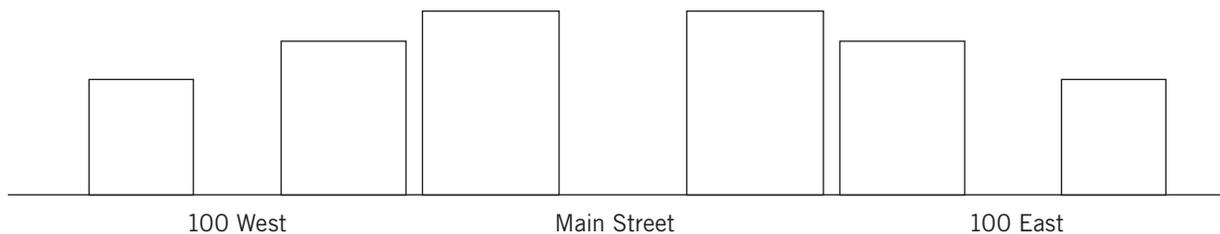
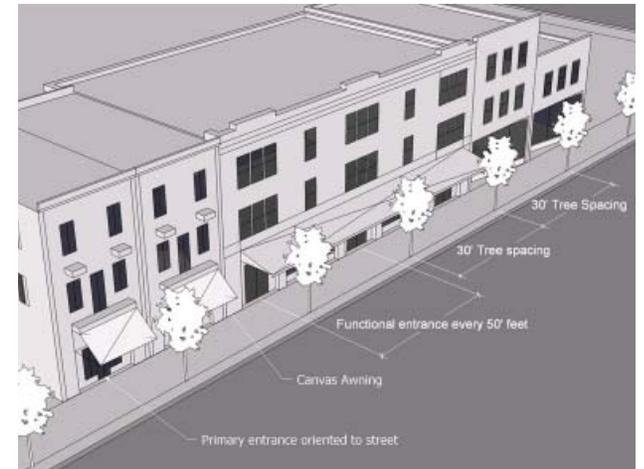
#### 2.1.1 Function and Character

The vision for the Downtown area is drawn from the ideas of the community members and leaders themselves. As presented in the Brigham City Economic Development Strategic Plan (2001), the Brigham City Downtown area is recognized as an example of late 19th and early 20th Century architecture and creates the Brigham City “brand.” Previous design guidelines, programs that maintain the iconic street trees, along with grant applications support the desire that Brigham City remain the heart of the community.

Downtown Brigham City also provides a cultural district anchored by the Academy of Music and Dance. Other events such as Peach Days, summer concerts, and art fairs that take place against the magnificent backdrop of the Wasatch Mountains provide a unique small town urban setting that is important to the citizens of Brigham City.

The Downtown area urban design guidelines will support this vision in sustaining Brigham City as an attractive and community-oriented place for generations to come.

The Downtown Area is envisioned to increase in density and mass as one is closer to Main Street itself. There will be a reduction in height and density beginning at 100 East and 100 West as the area transitions to residential uses.



## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.1 URBAN DESIGN

#### INTENT

To create a destination-quality place that serves as a catalyst for the future prosperity of the community.

To define the pedestrian zone and bring life to the street.

To maintain the urban feel at the core of Brigham City

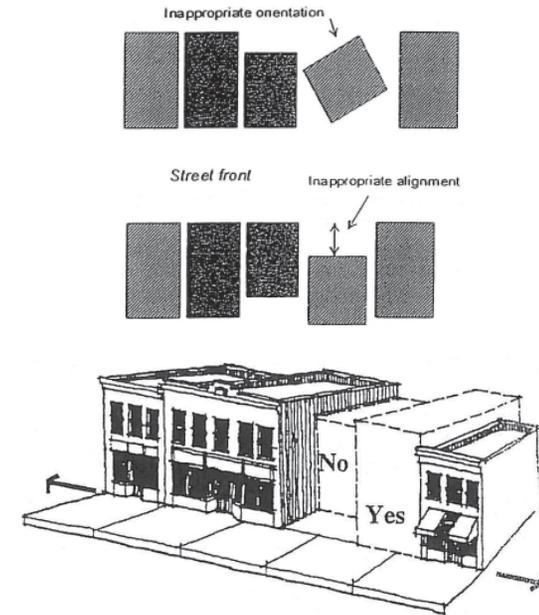
#### STANDARDS

##### ***Building Orientation (New Construction)***

- New construction on lots with Main Street frontage should maintain the traditional orientation, alignment, and setback of existing historic buildings. The main entrance should face Main Street. Secondary entrances may be designed as needed.
- The archway sign and the intersections of Forest and Main Streets are considered important focal points for the downtown.
- Setbacks and alignment for new construction not on Main Street should be in line with residential buildings on 100 East and will be considered case by case on 100 West.
- Orient the front of the building to the street and design a pedestrian-friendly entrance.
- Any development located on a corner must front both streets that form the corner.
- The architectural character and design theme of the building must continue around the corner to create a continuous façade.

##### ***Building Size and Form (New Construction)***

- Height is limited to the lesser of seven stories or 75', per Brigham City Code. Infill is recommended to be 45', corner treatments at 65'. Underlying zoning requirements apply to all areas directly adjacent to residential neighborhoods.
- The articulation of mass shall strongly indicate a base, a roof line, and an entrance way from the street perspective.
- The average width of the surrounding historic buildings determines general set of proportions for infill or the bays of a larger building.
- The façade of the new building should respect the solid-to-void ratio of the older buildings (e.g., a glass curtain wall building would be inappropriate).



#### GUIDELINES

- Reducing the visual impact of mass can be accomplished by:
  - Creating building insets or projections
  - Stepping back upper floors and varying the height of the roofline
- The use of changes in material and color.
- Structural logic and expression of that logic generally leads to pleasing aesthetics.
- Consider opportunities for a distinctive entrance experience.
- The use of towers or cupolas may be appropriate.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.1 URBAN DESIGN

#### STANDARDS, *continued*

- Large building volumes should be broken into a number of smaller components both vertically and horizontally to decrease the apparent mass and volume, thus reducing its visual impact.
- If open space is left between buildings:
  - Open space areas between buildings shall be scaled to the size of the buildings so that the height of buildings does not overwhelm the adjacent space.
  - This open space must be habitable landscape.
  - The façades that front this space are subject to all the same guidelines as façades fronting the street.
  - The open space must not allow views to service areas. If a view is created it must be mediated by architectural or landscape screening.

#### ***Scale and Proportion***

- The mass and scale of new construction shall be compatible with existing buildings. The majority of existing buildings are between one and two stories tall.
- The total building footprint-to-lot ratio of new construction shall be 50%, which is the ratio in the historic district, sympathetic to existing conditions in the historic district.
- The average width of the surrounding historic buildings determines a standard of width general set of proportions for infill or the multiple bays of a larger building.

#### GUIDELINES, *continued*

- Canopies and awnings may be located at building entrances
  - The minimum depth of any canopy awning shall be five (5) feet.
  - The vertical dimension between the underside of canopy or awning and the sidewalk shall be at least eight (8) feet and no more than 12'.
- The preferred height for new construction is one or two stories. Underlying zoning requirements for height apply to all areas directly adjacent to residential neighborhoods.
- The façade of the new building should respect the solid-to-void ratio of the older buildings. For example, a façade of only plate-glass would be inappropriate.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.1 URBAN DESIGN

#### STANDARDS, *continued*

- Scale and proportion shall be important adjacent to residential streets that exist to maintain a buffer to residential neighborhoods.
- Use rooflines and forms similar to those on historic buildings within the district.

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#### ***Corner Treatment***

- Minimum height shall be 65'. Current zoning allows development up to 75' or seven stories.

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#### ***Building Entrance Locations***

- Functional entrances shall be placed every 50'.
- Ground-floor tenants shall orient the entrance(s) to external environment, not internal uses such as internal hallways.
- Main entrances shall orient toward public streets.
- Active ground-floor uses shall be located on streets.
- Walkways, paving, and materials shall direct users to entrance.

#### GUIDELINES, *continued*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.1 URBAN DESIGN

#### CHARACTER IMAGERY



*Scale and materiality, along with plant materials, create an authentic environment in historic neighborhoods.*



*The sidewalk becomes the meeting place of the town. Landscape and paving combine to create a welcoming environment.*



*Building placement frames public spaces and plazas that serve as gathering spaces.*



*Recognizable building entrances and entry treatment increase way-finding ability in urban environments.*



*Transparent storefronts create an active public realm.*



*Building placement and sidewalk elements define the pedestrian realm.*



*Amenities in the urban environment, such as street trees and benches, create an active public realm.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.2 CIRCULATION AND ACCESS

#### 2.2.1 Function and Character

The intent of the circulation and access patterns in downtown Brigham City is to provide a range of convenient, comfortable, and attractive choices for access to and circulation within the Main Street area. How people travel to and within the area can determine how people perceive the Main Street area as well as determine the activities that take place there and the subsequent success of those activities.

Visitors to Main Street should be given choices in order to give them the ability to circulate in a safe, pedestrian-scaled environment. Environments that give choices offer greater appeal than sites that do not.

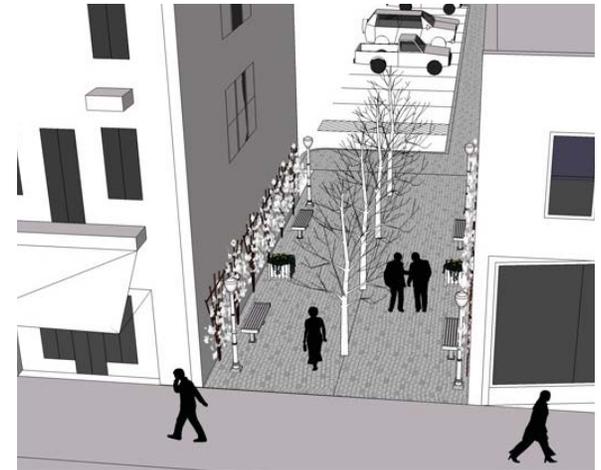
#### 2.2.2 Pedestrian Circulation

Pedestrians are a key component of an active street life for the Main Street area. The ability to walk downtown without the need for a car allows for social interaction and exercise. Several elements to consider in the pedestrian realm include:

- **Universal Access.** Pedestrians should be able to access the Main Street area while being separated or protected from automobile traffic.
- **Neighborhood Sidewalks.** All streets should provide sidewalks in front of residential and civic uses.
- **Mid-block Connections.** Spaces between buildings should serve to connect interior parking areas to the Main Street area. These areas also contain amenities such as benches, planters, and other way-finding signage that supports the character of the historic downtown and reinforces civic pride.

#### 2.2.3 Roadway Circulation

Vehicular circulation in the downtown area should maintain the historic grid pattern, and there should be clear and convenient access to parking. Public parking should be marked and signed in order to provide an appropriate level of way finding. The existing streets should be dominant over future street connections.



*Well-designed space between buildings serves to connect pedestrians from interior parking lots to Main Street.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.2 CIRCULATION AND ACCESS

#### INTENT

To provide a range of convenient, comfortable, and attractive choices to access and circulate within the Main Street area.

#### STANDARDS

##### ***Pedestrian Circulation and Access***

- Pedestrian access between Main Street and parking lots in the rear shall be a minimum width of eight (8) feet and maximum of 20’.
- Pedestrian crossing and access points shall be designated with clear signage
- ADA access requirements shall be considered early on in the design process for all new developments and street improvements to complement the project.

#### GUIDELINES

- Pedestrian “rest pads” located in the street median should be installed at mid-block crosswalks where appropriate.
- Landscaping, street furniture, and special paving should be used for pedestrian access areas between buildings and should be compatible with the Main Street standard.
- Handrails and other pedestrian aids should be fashioned in a historic, traditional style and should be compatible with Main Street’s style.
- Pedestrian access alleys from parking lots to the street should be located to deliver people into community civic spaces where possible.

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##### ***Roadway Circulation and Access***

- No new curb cuts for driveways shall be created unless it replaces and existing curb. The number of curb cuts shall be reduced where possible.
- Curb cuts shall be aligned across the street.
- Driveways shall be perpendicular to the street.
- The distance from an intersection to a curb cut or driveway shall comply with Brigham City standards.
- Driveway or access lanes crossing a sidewalk shall be no wider than the minimum width required per entry or exit lane.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.3 PARKING AND SERVICE

#### 2.3.1 Function and Character

Parking lots are necessary in functioning commercial and residential areas; however, these areas are often disorganized and unsightly. It is desirable to make the areas as inconspicuous as possible. Consideration of visual impact in the design and placement utilities is just as important as functional efficiency.

Currently, parking is provided in surface parking lots. Shared parking and future parking structures could also be considered as a parking-management strategy for future needs.

#### 2.3.2 Service and Deliveries

Delivery vehicles in the public right-of-way can disrupt pedestrian and automobile activities. They take up parking spaces and block entrances, create unsafe driving and walking conditions, litter the streets, and contribute to noise. Limiting delivery locations and delivery time frames within the public right-of-way encourages large semi-trailers to utilize specified internal loading areas.

Temporary snow storage sites are a necessary part of mountain towns. These sites shall not impede circulation nor disrupt the visitor experience after major snow events. Snow removal should comply with Brigham City Ordinance 24.01.020.



*Large areas of parking can incorporate trees and landscape to break up impervious surfaces and create areas of shade.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.3 PARKING AND SERVICE

#### INTENT

To create pleasant and convenient parking and walking experiences for visitors to the area.

To minimize the Urban Heat Island Effect through the use of strategic pockets of shade to increase the comfort for pedestrians and reduce the heat gain in parked cars.

#### STANDARDS

- Landscape islands shall be utilized to break up expansive parking lots at a minimum of one island per every 12 parking spaces.
- Landscape islands shall be constructed with a base width minimum of six (6) feet.
- In the event that parking lots are located on Main Street frontage, a minimum 10' landscape buffer shall separate parking spaces and the sidewalk.
- Trees shall be planted in all internal planting islands to provide shade pockets.
- Planting shall occur in all parking lot islands and buffer locations.
- Planting within islands internal to parking lots shall be consistent with the associated adjacent street.
- Plantings shall be used in combination with fencing or walls to screen any loading or service areas.
- Planting shall be used adjacent to parking structures and shall be vertically and horizontally layered to break down building height and mass.
- Planting located directly in front of parking structures shall not exceed 30" in height to allow visibility into and out of the structure.
- Street-level frontages for structured parking shall be storefronts or be of a similar high-quality architectural finish up to nine (9) feet above the sidewalk.
- Parking shade structures and drive-through covers shall be constructed of quality, durable materials and complement adjacent architectural styles.

#### GUIDELINES

- Screening utilities with grading, walls, or fences constructed to be consistent with the adjacent building's materials, color, and thoughtful detailing is encouraged.
- Utilities should be hidden from view to contribute to the visual appeal of the streets and public spaces.
- Decorative utility screens, ventilation, and stormwater grates are suggested to add to the historic character of Main Street.
- Consider using hanging pots containing vines or other hanging plants on the perimeter of upper floors of parking structures. These plants can help break up long surfaces and add color and interest to structures. Vines on wire trellises should be considered for building façades to screen parking structures.
- On-street parking is encouraged to serve as a buffer between moving traffic and the pedestrian environment.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.4 ARCHITECTURE: INTRODUCTION

#### 2.4.1 Function and Character in a Historic Downtown

Brigham City's unique historic architecture is one of its greatest resources. This resource is crucial to the future of Brigham City as a commuter-rail transportation hub. From pioneer factories and stores to early modern businesses and hotels, these buildings trace the development of the community from its communitarian society in the 1870s to the development of a strong business district from 1890 through the 1950s. Discussion of residential architecture is located in Section 2.6, Main Street Neighborhood Transitions.

Brigham City's Downtown in the 1930s was a diverse collection of architectural styles fused together by the luminous Archway Sign. The Classical-styled 1900s buildings stood alongside Early Modern styles of the next two decades. The skyline had many pedimented and ornate cornices juxtaposed to the simple and straight. Brick was the predominate building material, but stone and plaster were occasionally used. Colorful canvas awnings over transom windows and simple signs were key unifying elements. This time period should be referenced for current design solutions because the imposing two-story buildings had not yet been remodeled and the infill of smaller stores was complete.

The intent of these guidelines is not to return Main Street to a particular moment in time but to allow it to be an expressive, cumulative experience of Brigham City's heritage and to maintain its unique capacity for architectural diversity. Many of the older architectural styles had craftsmanship and detail that cannot be duplicated today. It makes good economic and design sense to preserve and rebuild Brigham City's unique historic downtown which is at the core and heart of the community. The best way to achieve this is to rebuild the most remarkable architectural façades to their peak aesthetic while simultaneously encouraging contemporary structures to continue Brigham City's architectural legacy.

Three goals of rehabilitating and restoring a historic downtown are:

- To attract more businesses and shoppers to Brigham City's downtown area by providing a unique shopping and entertainment experience
- To provide a cost-effective way for business and property owners to fix up their individual buildings
- To preserve Brigham City's timeless appearance through its historic buildings



*This 1925 photo shows the diversity of architectural styles. The bank building, Eddy Drug Store and Brigham Hotel are near the intersection of Main and Forest Streets.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.4 ARCHITECTURE: INTRODUCTION

#### 2.4.2 Purpose

The purpose of design guidelines is to offer guidance for improvements to historic buildings and new construction in the historic downtown area. The guidelines are for property owners planning exterior alterations, additions, or the rehabilitation of existing buildings. They also apply to the design of new buildings within the historic downtown.

Brigham City Planning and Zoning Commission and City staff will use the guidelines when making decisions about granting approval from the Planning and Zoning Department. Brigham City requires a zoning permit to be issued under the design review process for any exterior alterations, additions, new construction, or site work within the historic downtown. Permits will either be issued as a Conditional Use Permit or a Permitted Use Permit.

#### 2.4.3 Permission for Alterations and New Construction in the Brigham City Downtown Historic Overlay District (DHOD)

Step 1: Pick up Design Review Guideline packet and application from the Brigham City Planning and Zoning Department at City Hall, 20 North Main.

No exterior portion of any building or other structure shall be erected, altered, moved, or demolished within the Downtown Historic Overlay District until after a plan has been submitted, reviewed, and approved. Refer to the Brigham City Municipal Code for all applicable ordinances.

Step 2: Review the Design Guidelines when preparing your plans. Prepare application materials needed to illustrate project (e.g., site plans, floor plans, elevations, photographs, etc.). Although optional, it would be helpful to talk to Brigham City's consulting historic architect (a free service). (See Appendix for historical architectural context)

Step 3a: Minor Alterations.

Return application to Planning and Zoning Department. Minor alterations may be reviewed and approved by administrative staff. If your project is approved, no further steps are necessary.

Step 3b: Major Alterations and New Construction. Return application to Planning and Zoning Department. Meet with Design Review Committee to review guidelines and proposed plan.

Step 4: Make necessary changes to the plans to reflect intent of the design guidelines and Secretary of Interior's Standards, where applicable.

Step 5: Submit final application and plans to Planning and Zoning Department for approval.

Each building within the Historic District is evaluated using criteria established by the National Parks Service's Certified Local Government Program. The evaluation is based on how much historic material is left on the façade.

Note: This process is separate from the Planning and Zoning approval and/or Building Permit application process.

#### 2.4.4 Evaluation Criteria for Buildings in the DHOD

Each building within the Historic District was evaluated using criteria established by the National Parks Service's Certified Local Government Program. The evaluation is based on how much historic material is left on the façade. Buildings are classified as Significant, Contributing, and Non-Contributing. The Non-Contributing Classification indicates most historic material has been removed or covered.

Many historic buildings on the west side of Main Street are classified as Non-Contributing because their histor-

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.4 ARCHITECTURE: INTRODUCTION

ic façades have been covered with plastered plywood or metal panels. When these panels are removed and the historic elements are exposed, these buildings will be reclassified as either Contributing or Significant and fall into the respective guidelines.

A Significant Building has major architectural significance because it has had minor alterations to its façade. It is usually on the National Register. Examples of significant buildings are the Capitol Theatre at 53 South Main, the Wells Fargo Bank at Forest and Main Streets, the Box Elder County Courthouse at 1 North Main and the Chamber of Commerce at 6 North Main.

A Contributing Building's façade has been somewhat altered, but can reasonably be reversed in whole or

part. An example of a contributing building is Ken Jensen's Market at 96 South Main where Village Dry Goods now resides.

A Non-Contributing Building's historic features have been so altered that the original form cannot be reasonably saved in whole or part. An example in this category is the former King's building located at 60 South Main. When this structure was built in mid-1950, three historic façades were removed to make one long building.

The Secretary of Interior Standards apply to significant and contributing buildings. A Non-Contributing Building usually falls under Guidelines for New Construction, but could fall under guidelines for Contributing

Buildings. For example, the current remodeled façade of the Idle Isle Café (24 South Main) puts the building in the Non-Contributing category. Since the interior of the building has maintained a pristine historic look, the most logical rehabilitation goal would be to rebuild the historic façade. This would place the building in the Contributing category.

#### 2.4.5 Secretary of Interior Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or for a new use that requires minimal change to the



*This 1910 photo of the First National Bank, now the Wells Fargo Bank, is an example of a building that is now listed on the National Register.*



*Two photos of Ken Jensen's Market. The first was taken about 1913 and the second taken in the 1969. The upper part of the building has not been changed, however the transom windows have been removed and the angled-side entrance has been changed.*



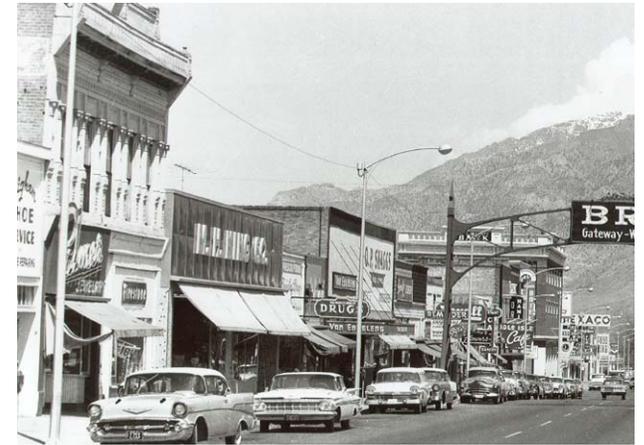
## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.4 ARCHITECTURE: INTRODUCTION

defining characteristics of the building, its site and its 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. Each property is a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time. Those changes 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 historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

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. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the solid-to-void ratio of the building, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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. Alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material.



*The King's Building in the 1960s.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

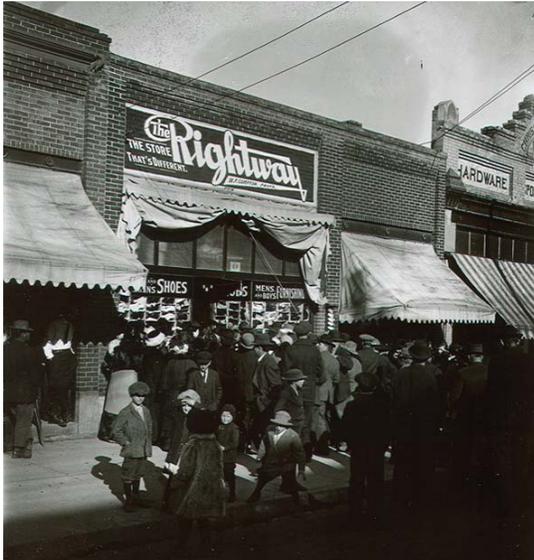
### 2.4 ARCHITECTURE: INTRODUCTION

Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

#### 2.4.6 Unifying Elements

Common design elements of Brigham City's historic downtown are important to recapture its past glory. Features such as setback, scale and materials are important considerations. The essential quality of the downtown should be a pedestrian-friendly environment.

Downtown buildings should have Main Street alignment and entrances, pedestrian-friendly storefront displays, and appropriate historic elements such as



*The design guidelines will encourage restoring these elements where they have been removed.*

canvas awnings, simple signage and lighting. The design guidelines will encourage restoring these elements where they have been removed.

#### 2.4.7 Demolition - General Standards and Guidelines

An application for authorizing the relocation, demolition, or destruction of a historic building designated as a contributing building within the DHOD area is discouraged. With the exception of an imminent hazard (see below), all demolition requests must be accompanied by a description of a proposal for future land use.

Significant Buildings. The Planning and Zoning Staff shall not issue a Demolition Permit for the demolition of Significant Buildings in the core area, except under at least one of the following circumstances:

- a. The owner would suffer extreme hardship or be permanently deprived of all beneficial use or financial return by virtue of the denial.
- b. The value of owner's property would be substantially diminished.
- c. A City building official has verified in writing that the building is an imminent hazard to public safety or health and repairs are impractical.

Contributing Buildings, excluding Significant Buildings. The Planning and Zoning Staff may issue approval for demolition of Contributing Buildings, excluding Significant Buildings in the DHOD, for at least one of the following circumstances:

- a. After options including preservation are explored in the design review process and the Planning and Zoning Commission determines an alternative building meets the overall goals of the Downtown Historic Overlay District and complies with design guidelines for new construction.
- b. The building is a deterrent to a major historic restoration or preservation project.
- c. Compliance with the design guidelines would deprive the owner of all viable economic use of owner's property or result in substantial diminution in value of owner's property.

Non-contributing Buildings. Demolition of Non-Contributing Buildings and Contributing Buildings is allowed only after a formal application for future use is approved.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### 2.5.1 Significant Buildings

Significant buildings are mostly those which have remained unchanged throughout the years. They could have had minor alterations to their façades. A few have had major alterations, but to be listed on the National Register of Historic Places, these alterations must have taken place at least 50 years ago.

Significant buildings represent the best examples of architectural styles in the community and many are listed on the National Register. The Secretary of the Interior's Standards for Rehabilitation must be followed when dealing with Significant Buildings. The Brigham City Museum-Gallery has historic photos of many of the significant buildings in the downtown historic district. These pictures should be the primary reference for any contemplated changes to the façade.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings must be followed when dealing with significant buildings. The Guidelines emphasize "identifying" the historic materials, "retaining" these historic materials during rehabilitation and then "preserving" the historic facade. These guidelines can be located on the web at <http://www.nps.gov/history/tps/tax/rhb/guide.htm>.

No changes to the façade of a Significant Building will be allowed which will compromise its historic appearance or take it off the National Register.

#### 2.5.2 Rehabilitation for Contributing Buildings

The goals of rehabilitating historic properties within the DHOD is to keep and/or improve the historic character of the building and create a cohesive design in the district. The purpose of the guidelines are to restore elements of historic design that have been lost (e.g., architectural design, features, alignment, and setback).

Changes to buildings which have acquired significance in its architectural evolution should also be considered when preserving the building. The guidelines for contributing buildings have been divided into three categories: (1) guidelines for traditional storefront commercial buildings, (2) miscellaneous institutional and commercial building types and (3) historic residences.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To maintain the consistent alignment and setback of commercial buildings as a defining feature of the downtown streetscape.

To preserve the visual continuity of the historic streetscape.

#### STANDARDS

##### ***Significant Buildings***

- Secretary of the Interior's Guidelines shall be followed. See Section 2.4

##### ***Traditional Storefront Commercial Buildings***

###### *Alignment and Setback*

- Traditional orientation and alignment patterns shall be maintained. The historic buildings are parallel to Main Street and are about 13.5' from the "back of curb" to the building.
- Commercial buildings with Main Street frontage shall maintain a main entrance at the sidewalk edge and be in line with other buildings on the street.



###### *Scale and Proportion*

- In order to preserve the visual continuity of buildings in the DHOD, the height and width of the historic building shall be maintained. Buildings shall not exceed the maximum height and widths of existing buildings in the DHOD. The two highest buildings are the Wells Fargo Building at Forest and Main and the C. W. Knudson Building or Union Block at 57 South Main. The longest building is the Brigham Hotel at 13 & 17 West Forest Street.
- Modest additions or extensions shall comply with current zoning ordinances.
- Historic ratios of solid to void shall be maintained. The storefront should remain open with large areas of glass, usually between piers or columns. The second floor should be primarily solid, with a pattern of smaller vertical windows.
- Seismic retrofit measures, if determined necessary to meet code, should be implemented on the interior of the building and have minimal impact on the public view of the building.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To preserve the character of the buildings by using historically appropriate materials.

#### STANDARDS, *continued*

##### *Materials*

The building materials used on a downtown commercial building, particularly those on the façade, are vital to the building's design character. When a building's original front is covered, it often breaks the rhythm of the upper windows that contributes to the visual continuity of the streetscape. Brick masonry was the dominant original material in the historic district. Stucco was only used in a few cases.

- Whenever possible, the historic materials of the façade and other exterior walls shall be maintained.
- Corner buildings have two primary elevations that may be considered façades and shall be preserved, if possible.
- If portions of the historic material must be replaced, material that is similar to the historic must be used.
- Brick
  - A damaged brick shall be repaired or replaced by similar brick.
  - Repair and re-pointing of mortar joints shall be accomplished using a mortar mix compatible with the original.
  - Brickwork details such as window hoods and corbelling shall be maintained.
  - If the brick has not been painted, maintaining the unpainted brick is the preferred solution.
  - Masonry shall be cleaned using the gentlest means possible, preferably a mild soap and water wash; however if very dirty, the brick may be chemically cleaned by professionals.
  - If the brick has been painted, avoid paint removal methods that damage the outer finish of the brick. Sandblasting, for example, will damage the outer surface of the brick and accelerate erosion.
  - Consider repainting the brick masonry if the brick has already been painted or has a softer quality. Painting brick buildings is an option that requires ongoing maintenance but may be acceptable if holes must be patched or the existing masonry cannot be accurately matched.
- Stucco and Other Materials
  - Historic stucco shall be repaired or replaced, if necessary. Consider the historic finish of the building. Avoid applying stucco to other surfaces where it would not be historically appropriate.
  - Avoid concealing historic façade materials.
  - If the historic material has been covered, uncover it if feasible. If the façade must remain covered, the following materials would not be appropriate: aluminum or vinyl siding, rough-sawn wood, reflective surfaces, etc.
  - If removing non-historic materials is impractical, consider developing a new design that will reinforce the general characteristics of other buildings on the street. A simple design using basic elements such as a unified paint scheme, awnings, and appropriate signage will work.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To preserve the character of the buildings by using historically appropriate colors and finishes.

To maintain the character-defining features of the traditional storefront.

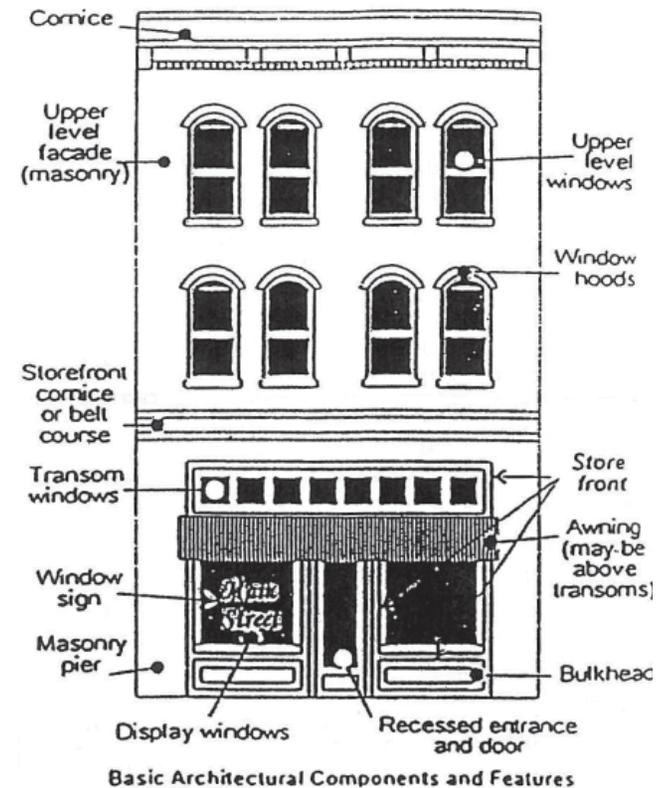
#### STANDARDS, *continued*

##### *Texture and Color*

- The texture of exterior wall surfaces shall be simple and unobtrusive. Avoid finishes that do not epitomize the historic period.
- Use color to coordinate façade elements in an overall composition that blends with other buildings on the street. No more than three colors should be used to highlight a façade. Consider colors which were popular when the building was constructed and appropriate for the style of the building.
- A muted background color will work best with contrasting colors to accent architectural details such as cornices, bulkheads, and window trim.

##### *Storefronts, Doors, and Windows*

- Downtown patrons were accustomed to having the inside edge of the sidewalk clearly defined by a wall of storefronts presenting merchandise or service on display. This is an essential element in maintaining the atmosphere of a downtown business district.
- Historic alignment of the glass at the sidewalk line shall be maintained where present.
- Historic configuration shall be uncovered or reconstructed when feasible. Later remodeling often covered, angled or recessed the display windows. Maintaining historic changes over 50 years old is also an option.
- Historic proportions shall be re-established if the storefront windows have been reduced in size.
- Historic piers or columns shall be maintained.
- If restoring the storefront is not feasible, focus on improving the visibility and quality of the storefront. Clean storefront windows and remove old fliers and stored items from view.



## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To make storefront entrances pedestrian friendly and a distinctive part of the overall design of the building.

To use the display, transoms, and upper-story windows of a commercial building to represent a vital component of its architectural character.

#### STANDARDS, *continued*

##### *Doors*

- Maintain or restore the position of the main entrance, whether centered or on the side. If alterations to the interior layout make this impossible, then position the entrance to reinforce the pattern of other entrances on the block. Maintain or restore historic recessed entrances where possible.
- Doors shall have large glass panels whenever feasible. Door frames may be made of wood, steel, or aluminum but shall maintain historic proportions.
- Consider using an accent color for the door and trim to make the storefront entrance distinctive.
- Maintain historic hardware or use reproductions that are compatible with the historic period of the building. When appropriate, use metal kick plates that are compatible with the other door hardware.

##### *Windows*

- Preserve historic window sash and glass, whenever possible.
- Replacement glass shall be clear, not colored or reflective.
- Display windows shall provide maximum natural light and a full view of the merchandise or service within. If privacy is needed, choose curtains or shades rather than blocking windows.
- Maintain or restore the transom space, if possible, to align the storefront with others in the block. Glass is preferred, both as historically accurate and as a good source of natural light in the building's interior. The transom space may also be used as a sign or decorative panel. Retain the proportions of the historic opening and keep the background a dark color, similar to the way glass is perceived.
- Upper-story windows shall be exposed if they have been boarded, painted, or covered up.
- Remove non-historic materials such as siding or grills.
- Historic size and shape of openings shall be retained, and, if possible, existing wood windows shall be repaired.
- Wood is the preferred material for window frame replacement; however, if vinyl or aluminum is used, consider a painted enamel finish.
- Storm windows may be installed for energy conservation, but should be installed on the interior.
- The upper façades shall have an occupied look. This will improve the building's aesthetic quality as well as reinforce the visual character of the upper floors. It will also enhance the perceived safety and security of the area.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To maintain the historic appearance and architectural details of the building.

To maintain the form and appearance of the historic roof.

To maintain or develop a secondary access for the public at the rear of the building.

#### STANDARDS, *continued*

##### *Architectural Details*

Architectural details such as bulkheads and cornices provide interest and individuality to building façades. The bulkheads and other architectural details at the storefront level should be interesting to pedestrians. Pre-1910 bulkheads were made of wood panels, but later examples often used ceramic tile or polished metal surfaces. Cornices and ornamental caps crown the façade of a downtown building. A cornice may also be located above the storefront. When several cornices are repeated along the street, they create an important visual line.

- Existing ornamentation shall be retained and repaired as needed.
- Missing elements may be reconstructed using historic photographs. When exact reconstruction is not feasible, a simplified period-compatible interpretation shall be used.
- Avoid adding ornamentation that represents inappropriate historic or cultural themes.
- Maintain existing historic bulkheads, where possible. Constructing a missing bulkhead from historic photographs will enhance the building's classic look and can be painted to enhance the building's color scheme.
- Existing historic cornices shall be repaired, secured, and painted to match the colors of the building.
- Removed cornices shall be reconstructed during a rehabilitation project. Tin was usually the material used on original cornices, but replacement cornices may be constructed out of wood or synthetic materials. They should be compatible with the building in scale and architectural detail.

##### *Roofs and Parapets*

The roofs of the traditional commercial buildings along Main Street are “flat” with a parapet along the primary elevations. The parapet was usually stepped on the secondary elevations as the roof sloped to the rear of the building.

- Avoid concealing the historic roofline.
- Fake mansard and shed roofs are inappropriate because they are out of character with the historic façade design.
- Non-historic covering on parapets shall be removed if feasible. The parapet details of the historic building shall be either retained or restored during rehabilitation.

##### *Secondary Elevations and Rear Entrances*

Secondary elevations and rear entrances have become more important as rear parking lots have been developed for public use.

- Rear entrance shall be developed for shared public and service access where feasible, but the entrance shall remain secondary to the front entrance.
- Concealing historic materials shall be avoided when enhancing rear entrances.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To use attractive and effective signs that advertise businesses, but do not detract from the historic character of the building.



#### STANDARDS, *continued*

- Materials and colors shall be designed similar to the façade to provide customer recognition and a cohesive design. Provide a smaller version of the façade sign and similar lighting and awnings.
- New stairs may enhance the marketability of upper floor space.
- Lattice, wood, masonry, or landscaping shall screen trash cans and utility areas to make the rear entrance more attractive.

#### *Building Mounted Signs*

Signs are a necessary part of a commercial district. Signs need to contribute and not detract from the overall design of the building. Signs should be simple and express direct messages.

- A storefront shall have no more than two signs, one primary and one secondary.
- Signs or logos shall be compatible with the scale of the building's façade.
- Street-level signs shall be sized and positioned for pedestrians.
- Signs in the display windows shall not obscure the display area. The color of the painted lettering shall be light for readability.
- Signs and lettering shall reflect the historic period of the building in scale, font, and color.
- The following sign types shall be avoided: canned back-lit boxes, bubble or back-lit plastic awnings, plastic blade signs, and banners (except as a 30-day temporary).
- Flush-mounted signs may be made of painted wood or metal and positioned to fit within the architectural features, usually above the storefront display windows and below upper-story windowsills. Flush-mounted signs shall not be more than 2.5 feet high. In general, lettering should be between 8 and 18 inches high and occupy only about 65 percent of the signboard.
- The existing sign panel or band shall be used as part of the historic building design.
- Projecting or blade signs may be used if they are historically appropriate for the building. They shall be located at least 8.5 feet above the sidewalk and project no more than 5 feet but also be positioned for pedestrian viewing. Blade signs shall be made of painted metal or wood.
- Other appropriate signage may include fabric awnings with lettering, neon signs (if period compatible), and individual letters of wood, metal, or plastic.
- Neon or flashing-light signs shall not be used unless historically appropriate.
- Signs on secondary elevations shall be compatible in scale and style with façade signage.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### INTENT

To use traditional awnings to complement the historic character of the building.

To maintain the historic appearance of the building while providing attractive and effective lighting for advertising, accessibility and safety.

#### STANDARDS, *continued*

##### *Awnings*

Awnings were an important visual component of the historic downtown streetscape.

- When available, historic photographs shall be used to determine appropriate designs.
- Awnings shall not obscure or overpower character-defining features of the building.
- Awnings shall be made of fabric rather than plastic, vinyl, or aluminum. Rough-sawn wood, plastic, shake, or asphalt shingles are not appropriate for awnings or canopies.
- Signage on awnings shall be restricted to the valance.
- Awnings shall fit within the existing frame of the window, door, or storefront opening.
- Storefront awnings shall be at least eight (8) feet above the sidewalk.
- Upper-floor awnings shall be proportional to the window dimensions.
- The awnings may be single or multi-colored, but all stories should be coordinated. Colors shall be conservative so they won't detract from the character-defining features of the building and its neighbors.

##### *Light Fixtures*

Architectural lighting should be an important part of any rehabilitation. Even when a business is closed, a well-lit store creates a positive impression of downtown and encourages patrons to return during business hours.

- Lighting may be used as a design element to draw attention to the entire building, but the display window lighting should remain the dominant element in the lighting scheme.
- Do not overpower the building with extensive lighting.
- The design of lighting shall be coordinated to enhance window displays, entrances, signs, and possibly building details.
- Rear entrances shall also be well lit, using a coordinated system.
- Fixtures should be simple and not obscure the building details. Historic reproduction light fixtures may be used for the building's period, if appropriate.
- Shielded and indirect light sources shall be used for exterior lighting. Lights shall be focused at the street level and not point upwards. Goose-neck-type lights may be appropriate for flush-mounted signs.
- Neon or flashing lights shall not be used, unless historically appropriate.
- Fluorescent lights shall not be used.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### 2.5.3 Additions to Contributing Buildings

##### INTENT

To minimize the impact of new additions on the existing building.

##### STANDARDS

- Design new additions in a manner that makes clear what is historic and what is new.
- Use complementary materials, roof lines, windows, colors, etc.
- New additions should not destroy historic materials or features that characterize the original building.
- Keep new additions to the rear where they are less visible. Generally rear additions would be preferred for a traditional storefront building especially on Main Street. Additions should be subordinate to the existing building.
- If a side addition is unavoidable, make sure the shape of the original building is discernible.
- Size of additions shall be subject to current footprint-to-lot ratio which is a total building footprint, consisting of existing and new. The total is 50% of the entire lot.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.5 SIGNIFICANT AND CONTRIBUTING ARCHITECTURE

#### CHARACTER IMAGERY



*Historic buildings with fenestration add character to the streetscape.*



*Buildings demonstrate variation through material, roof line, and color change. Traditional Main Street building form is maintained and celebrated.*



*Streetfront orientation brings life to the public realm.*



*Building styles and shapes vary within a historical context.*



*Modest building façades with focus on ornamentation support a historic character.*



*Homes have a generous setback from the street with an emphasis on the street trees.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.6 COMMERCIAL AND INSTITUTIONAL BUILDINGS

#### 2.6.1 Function and Character

The majority of traditional storefront buildings are located along Main Street. A few are located on Forest Street or 100 North. There is a wide range in styles among the institutional or government buildings. The Box Elder County Courthouse is a definitive Classical style building. The Chamber of Commerce building is a Spanish Colonial Revival, and the Carnegie Library is a Prairie style. There is also a wide range in styles among the commercial storefront buildings. Preserving these buildings requires an understanding of their basic elements and utilitarian function.

#### INTENT

To maintain the historic appearance and architectural details of historic buildings.

#### STANDARDS

- All architectural details and stylistic ornamentation that were part of the building's historic design shall be preserved. Missing elements shall be reproduced with materials similar to the historic.
- For buildings with little architectural detail, the essential characteristics of the building shall be retained. For example, in service stations, this would include canopies and service bays.
- Whenever possible, the historic materials of the façade and other exterior walls shall be maintained.
- Concealing historic façade materials shall be avoided.
- Repair materials, as needed. Replacement materials shall be similar to existing ones.
- Masonry, primarily brick and concrete block shall be cleaned using the gentlest means possible.
- Stucco shall be repaired and replaced, if necessary.
- Existing entrances and window openings shall be maintained.
- Retain the historic size and shape of openings. Repair existing windows and doors, if possible. Replacement windows should also fill the entire opening and duplicate the historic sash configuration.
- Preserve historic window sash and glass, whenever possible. Replacement glass should be clear, not colored or reflective.
- If removing non-historic material is not practical, develop a new design that will reinforce the general characteristics of other buildings on the street. A simple design using basic elements such as a unified paint scheme and appropriate signage will work.
- If adding color, choose a color scheme that complements and does not detract from the historic character of the district.
- Mounted signs on the walls of buildings should be appropriately scaled to the building and should be historically appropriate for the building.
- Light fixtures and other relevant features should be historically appropriate for the building.
- Seismic retrofit measures should have minimal impact on the public view of the building.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.7 NON-CONTRIBUTING BUILDINGS

#### 2.7.1 Function and Character

The DHOD contains a number of buildings that have been designated Non-contributing. Some are over 50 years old, and some have been altered to the point where the character-defining features of the historic building have been lost or cannot be reasonably reversed. Decisions about the rehabilitation, renovation, or demolition of these buildings should include discussion of the building's current condition and importance in the district's streetscape (see discussion below for new construction and site features). The renovation and rehabilitation of these buildings should also promote the goals of the DHOD. The status of all buildings within the DHOD will be reviewed periodically as the time frame for historical significance expands.

#### INTENT

#### STANDARDS

To enhance the appearance and marketability of the building.

##### ***Non-contributing Historic Buildings (50 years and older)***

- Damaged architectural elements shall be repaired.
- Exterior walls and surfaces shall be cleaned.
- If reversing non-historic alterations is not practical, develop a new design that will reinforce the general characteristics of other buildings on the street. A simple design using a unified paint scheme and appropriate signage is advised.
- Use a color scheme that will complement other buildings nearby.
- Signage should be appropriately scaled for the building and should not detract from the historic character of the district.
- Avoid destroying architecturally significant features that contribute to the historic evolution of the building.

To maintain the appearance and marketability of the building.

##### ***Non-contributing Historic Buildings (younger than 50 years)***

- Maintain architectural elements. Avoid destroying architecturally significant features that contribute to the historic evolution of the building.
- Signage, textures, and colors should not detract from the historic character of the district.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### 2.8.1 Function and Character

Guidelines for New Construction are designed to allow variation while still blending in with its historical context. The guiding principal for new development in Downtown Historical Brigham City is to preserve the character of the town, which is derived largely from its history. Generic “historical replication” is not desired. The basic elements inherent to Downtown Historic Brigham City will be outlined in the following section. It is possible to innovatively interpret these elements and express them architecturally; however any style used in new construction must conform in material, color, scale, rhythm, and pattern of the current and/or historical context. Any new construction project should promote the general goals of the historic district.

The design of a new building within a historic district requires careful thought. The new building should reinforce the basic visual characteristics of the area. However, new construction should not imitate historic styles, but use today’s building technologies still indicative of the historic “Unifying Design Elements” of the DHOD.

| INTENT  | STANDARDS   | GUIDELINES |
|---|---|------------|
| To allow variation while reflecting historic context. | <p data-bbox="485 829 741 857"><b><i>Façade Composition</i></b></p> <ul data-bbox="485 870 1188 1300" style="list-style-type: none"><li data-bbox="485 870 1188 1008">• The façade elements outlined in Section 25 of the Restoration and Rehabilitation Standards and Guidelines are required for all new construction. These elements should be reinterpreted and abstracted rather than used to “replicate history.”</li><li data-bbox="485 1021 1188 1192">• Ornamentation should be used to accent the structure. Superficially applied ornament is discouraged.</li><li data-bbox="485 1205 1188 1300">• Building façades should be varied and articulated to add visual variety, distinctiveness, and human scale. Elements that are recommended to articulate a building’s façade include:<ul data-bbox="569 1205 1188 1300" style="list-style-type: none"><li data-bbox="569 1205 1188 1300">• Design details for the top of a building, including cornice lines, parapets, eaves, brackets, fenestration, and trim.</li></ul></li></ul> |            |

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### STANDARDS, *continued*

- Design details for the body, or middle, of the building, including windows, awnings, trellises, canopies, pilasters, columns, decorative lighting, and alcoves.
- Design details for the base of the building, including recessed entry areas, covered outdoor areas, and alcoves of a contrasting material or color.

#### GUIDELINES, *continued*

#### **Roof Form**

- Architectural elevations shall include the form, color, and texture of the roof as an integral component of the building at developmental design stages.
  - The roof line shall be in accord with neighboring roof lines. If the new building is shorter than neighboring buildings, the roof line should be located at an articulated floor change of a neighboring building. If the new building is taller, a floor change should be indicated at the roof line of the neighboring buildings.
  - If roof lines break this rule then it must be in contrast to existing rooflines, to the extent that the contrast appears deliberate.
  - Roof forms must be architecturally detailed and delineated such that the roof line or form is a substantial element of the overall façade.
  - Fake mansard and shed roofs are inappropriate because they are out of character with the historic façade design.
  - Flat or shallow pitched roofs shall have parapets or architectural treatments to screen from public view all proposed and future roof-mounted mechanical, electrical, and external communication equipment, such as satellite dishes and microwave towers. Sections indicating site lines shall be submitted for design review to indicate how roof-top equipment will be screened.
- Parapet detailing delineating a strong roofline is encouraged.
  - Projecting roof elements such as horizontal bands, cornices, eaves, and overhangs should be deep enough to create shadows on the façade.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### STANDARDS, *continued*

##### ***Entrance / Fenestration***

- Streetscape elements shall be used to provide a transitional zone from the exterior to the interior. These include but are not limited to paving details, planters, window and outdoor displays, and shading devices.
- All windows within a building and across a façade shall be related in design, operating type, proportions, and trim.
- Windows shall be used as architectural elements that add relief to the façade and wall surface.
- Doors and window openings shall be architecturally articulated through three-dimensional frames and sills. Plaster reveals shall be used to create the appearance of deep-set doors and windows.
- “True divided light” windows are recommended. Snap-in muntins and those located between the glass are not preferred.

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##### ***Materials and Color***

- Primary and secondary colors may be used as accents where they are complimentary and compatible to predominant and neighboring color schemes.
- Recommended color and materials schemes generally utilize a predominant color and material and one or two accent colors and materials.

#### GUIDELINES, *continued*

- External shade devices are highly recommended for heat control and increasing energy efficiency. These devices should be treated as extensions of the architecture. See Restoration Guidelines for awnings and canopies.
- When a material is not particularly encouraged, it may be used as long as it is accurately represented in architectural elevations and plans and can be shown to have qualities comparable to accepted materials.
- Brick is the preferred material for new construction, especially on Main Street. Stucco or other materials may be used for ornamentation or accent.
- Materials used for new construction should not detract from the historic buildings in the district.
- Materials that give a false historic appearance should not be used.
- Structural materials that cannot be exposed can still be made apparent in the final design. In many cases it is advisable to do this.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### STANDARDS, *continued*

- Architectural details should reflect the current stylistic trends. New interpretations of traditional building styles are encouraged.
- Ornamentation should be simple and not detract from the character-defining features of the nearby historic buildings. However, the use of architectural details that add visual interest to the street is encouraged.
- Colors should be appropriate for the building's architectural style and period, and should be complementary of the surrounding buildings. Simplicity is important when selecting a color scheme.
- Materials and exterior building colors shall be harmonious with adjacent buildings.
- Consistent architectural materials shall be used throughout the site, in addition to the main mass of the building (e.g., hardscape, streetscape, and landscape).
- Clear glass is recommended. Reflective, deeply tinted glass and glass tinted a non-neutral color is prohibited.
- These materials may not be expressed in the final design: vinyl, plastics, composite materials, simulated materials, and CMUs.
- Reflective material must be used with care to avoid glare and shine into a neighboring building or the eyes of motorists and pedestrians.

#### GUIDELINES, *continued*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### STANDARDS, *continued*

##### ***Specific Building Typologies***

###### *Commercial, Professional, Service and Restaurant*

- Service areas and access may not front Main Street. If for any reason a service area is visible from Main Street, it must be screened architecturally or by landscape during all seasons
- Signs indicating hours of operation, menus, and other such information should be framed or otherwise treated. They are subject to all applicable signage guidelines.
- The built portion of the development must extend to either side of the site where neighboring developments do the same.

###### *Civic and Cultural*

- Maximum height is the lesser of four (4) stories or 45'.
- Building and hardscape may not protrude beyond neighboring façade lines.
- The development may be set back from the façade line of neighboring buildings if there is appropriate streetscape related to façade line of neighboring buildings.
- Streetscape and entry elements must be proportional and in accord with the main mass of the building. The larger the development, the more substantial these elements must be.
- Service and parking must be screened.
- It is the responsibility of the developer who creates open space between buildings to ensure that all newly exposed neighboring façades are in accord with these guidelines.

#### GUIDELINES, *continued*

- The development may front the street at an angle that is not perpendicular if the following conditions are met:
  - The development must be substantially out of line with neighboring façades, between 30 and 60 degrees.
- The built portion of the development need not extend to either side of the site if the following conditions are met:
  - All un-built area must be habitable landscape.
- Open-space areas between buildings shall be scaled to the size of the buildings so that the height of buildings does not overwhelm the adjacent space.
- If the building is located such that there is habitable landscape on either side, a pitched or otherwise three dimensionally varied roof may be appropriate.
- Multi-use developments should organize use type, such that commercial is located on the first floor and residential is located above the first floor.
- Where possible, professional establishments should be located on upper floors.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### STANDARDS, *continued*

##### *Multi-use*

- Separate entrances for upper-floor developments are subject to all applicable guidelines.
- Multiple entrances for uses on upper floors shall be minimized, especially if there is no lower floor storefront or signage associated with these developments.
- The built portion of the development must extend to either side of the site where neighboring developments do the same.

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##### ***Alignment and Setback***

- New construction on lots with Main Street frontage should maintain the traditional orientation, alignment and setback of existing historic buildings. The main entrance should face Main Street. Secondary entrances may be designed as needed.
- Setbacks and alignment for new construction not on Main Street shall comply with the current zoning ordinances.
- Orient the front of the building to the street and design a pedestrian-friendly entrance.

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##### ***Scale and Proportion***

- The mass and scale of new construction should be compatible with existing buildings. The majority of existing buildings are between one and two stories tall.
- The preferred height for new construction is one or two stories. Three stories and up to 45 feet is the maximum acceptable height. Underlying zoning requirements for height apply to all areas directly adjacent to residential neighborhoods.
- The total building footprint-to-lot ratio of new construction shall be 50% which is the ratio in the historic district.

#### GUIDELINES, *continued*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.8 NEW CONSTRUCTION

#### STANDARDS, *continued*

- The average width of the surrounding historic buildings determines a standard width for infill or the bays of a larger building.
- Scale and proportion shall be important to adjacent residential streets to maintain a buffer to residential neighborhoods.
- The façade of the new building should respect the solid-to-void ratio of the older buildings. For example, a façade of only plate-glass would be inappropriate.
- Use rooflines and forms similar to those on historic buildings within the district.

#### GUIDELINES, *continued*

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#### ***Signs, Awnings, and Light Fixtures***

- Signage for new construction should be compatible in scale and style to signage in the historic district.
- Awnings are encouraged and shall be compatible to similar awnings within the historic district.
- Light fixtures should also be compatible with the district.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.9 STREETSAPES AND THE PUBLIC REALM

#### 2.9.1 Function and Character

Trees are a signature element of Brigham City's traditions and sense of place and will continue to serve in that capacity on Main Street. The streetscape on Main Street is welcoming and will extend its quality and character to the adjacent residential and mixed-use neighborhoods within a walkable framework.

Amenities including street trees, furnishings, and active spaces will unify the public rights-of-way with a character unique to this historic area. Furnishings with traditional forms add variety and reinforce the historic identity of the streetscape. Trees provide comfort for pedestrians and serve as a buffer from automobile traffic.

Plazas and other public spaces are active and vibrant places in the community. They are flexible enough to accommodate formal and informal events as well as large and small-scale uses. These urban open spaces provide transitions between public uses, including pedestrian corridors, vehicular corridors, ground-floor building uses, plazas, and adjacent neighborhoods.



## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.9 STREETSAPES AND THE PUBLIC REALM

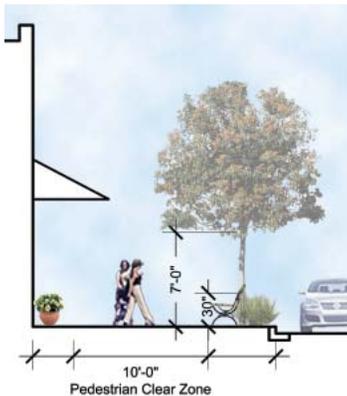
#### INTENT

To provide spaces that serve as areas for community interaction and create variety and interest in the streetscape.

To provide shade and comfort for pedestrians as well as establish a buffer from automobile traffic.

To unify and give spatial definition to streets and rhythm to sidewalks.

To unify the public rights-of-way with a character appropriate for a historic downtown.



#### STANDARDS

##### ***Street Trees and Landscape***

- Street trees, along with furnishings and other amenities, shall not block the pedestrian clear zone. The minimum width of the pedestrian clear zone is 10'.
- Landscape materials adjacent to pedestrian walkways shall maintain a 90% visual clear zone between 30" and seven (7) feet above grade to maintain a safe environment.
- Deciduous trees shall be used in public spaces to provide shade in the summer and allow the sun to filter through in the winter.
- The same species of tree shall be installed along both sides of any street and placed at a consistent distance from the curb (minimum of four (4) feet).
- All trees shall be a minimum of two and one-half (2.6) inch caliper at the time of installation.
- Street trees shall be spaced 30' to 35' on center.
- Tree grates shall be installed where trees are planned in paving six (6) inches from back of curb (if on sidewalk).
- Tree grates or at-grade planters shall be no less than 16 square feet in size.
- Artificial plant material is not permitted.
- Landscaping shall be used when screening and/or buffering is necessary on front or side property lines.
- Existing trees and their root systems shall be protected during construction through the use of barricades and fencing.
- New infill developments along Main Street shall tie entries, sidewalks, and street improvements into the existing sidewalk and street patterns.

#### GUIDELINES

- Small planters with seasonal plant materials are recommended for framing storefront entrances.
- Continuous tree trenches for street trees should be considered to improve the health of trees in urban conditions.
- Colorful plantings are encouraged.
- The use of native, hardy, and/or drought-tolerant plant materials is encouraged.
- A variety of plant materials should be used to contribute to a vibrant streetscape and create a special character for the neighborhood.
- Plant materials should be chosen in order to create year-round interest.
- The integration of indoor and outdoor spaces through the use of plant materials and paving should be used to contribute to the overall experience of the user.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.9 STREETSCAPES AND THE PUBLIC REALM

#### STANDARDS, *continued*

##### ***Hardscape***

- Specialty paving treatments shall be used to accent areas at crosswalks, primary pedestrian corridors, plazas, courtyards, and other key pedestrian zones.
- Paving materials shall be of high quality to provide a durable and attractive streetscape.
- Paving patterns and materials shall be consistent and complimentary to existing Main Street patterns.

##### ***Amenities and Site Furnishings***

- Site furnishings shall be high quality, durable materials that reflect the character of existing site features and historic context.
- Street lights and other amenities shall be clustered and placed 2.5' from the back of curb.
- Litter receptacles shall be placed near key activity nodes and a minimum of six (6) feet from benches or seating areas. Provide 20-32 gallon receptacles with plastic liners. (+Ash Urns)
- Informational kiosks shall complement the character of streetscapes
- Sight triangles shall be protected at intersections and driveways.
- Street furnishings shall not block the view of retail windows.
- Street furnishings shall be oriented so as not to impede the direction of pedestrian movement and circulation.

#### GUIDELINES, *continued*

- Pervious paving should be strongly considered in new construction as a means for ground-water recharge and stormwater management. Geotechnical information is required to ensure proper drainage.
- Where utility lines are buried beneath pedestrian corridors, the paving material type should permit easy access, quick repair, and reuse.
- A paving band should be incorporated where paving materials run along a building face. The paving band serves to make the streetscape feel more cohesive, despite any variation in the architectural façade.
- Sidewalk cafes should be encouraged and allowed adjacent to indoor cafes.
- Event / directory boards should be installed along Main Street sidewalks at strategic locations.
- The color palette for site furnishings should complement the sidewalk and plaza paving materials.
- The style of furnishings should be compatible with the street lighting standards.
- High-quality benches with backs should not exceed eight feet in length.
- Movable chairs and tables for sidewalk cafes are encouraged in public open spaces and plazas.
- Recycling receptacles should be considered and placed adjacent to litter receptacles.
- Site furnishings containing recycled content (post-consumer waste) should strongly be considered.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.9 STREETSAPES AND THE PUBLIC REALM

#### STANDARDS, *continued*

##### ***Public Art***

- All public art must be reviewed and approved.
- Public art shall relate to its physical or cultural context.

#### GUIDELINES, *continued*

- Public art projects should reflect Brigham City's heritage and traditions in order to bolster the city's identity.
- It is recommended that civic art provide visual value during all seasons, weather, and light conditions.
- Community involvement should be part of the public art process when possible.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.9 STREETSAPES AND THE PUBLIC REALM

#### CHARACTER IMAGERY



*Landscaping and on-street parking provides a buffer to traffic and activates the public realm.*



*Landscaping, street furnishings, special paving, and lighting all add to a unique pedestrian experience.*



*Demarcation of public and private space is signified by terraced entrances and layered landscaping.*



*Colorful annual flowers add energy to the downtown streetscape.*



*Durable, compatible street furniture creates places for people.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.10 SIGNAGE AND LIGHTING

#### 2.10.1 Signage: Function and Character

Signage adds visual character and aesthetic appeal to areas while informing drivers and pedestrians of what exists within a specific area. The Main Street area signage should be high quality and complement the historic quality of the City. Uncontrolled signage programs can create visual clutter and fail in their goal of effective communication to the visitor in the area. The ultimate goal is to have a consistent signage program that tastefully informs, delights, and stimulates the shopper, employee, or resident while fitting in seamlessly within the context of the environment.

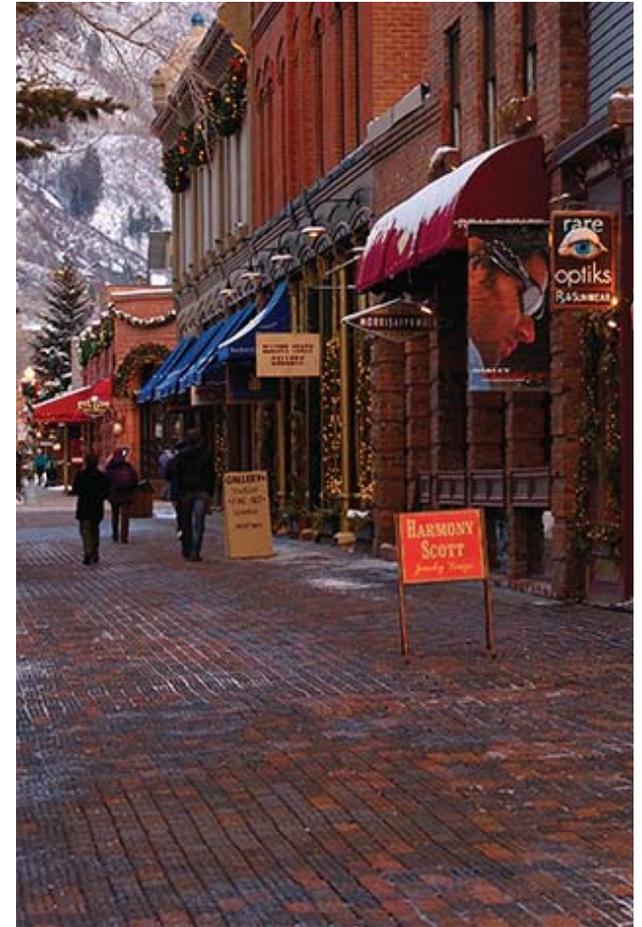
Due to the historic architectural treatments along Main Street, each building-front sign should be carefully considered in relationship to its particular location. Proposed signs should be evaluated on its originality and compatibility with neighboring signs and its overall image within the Main Street area.

#### 2.10.2 Lighting: Function and Character

Lighting reinforces the identity and character of a project through form, materiality of fixtures, visual light quality, and placement. Outdoor lighting is necessary in an urban setting for way finding, safety, aesthetics, highlighting, shopfront display, and extended out-door use. However, over-lighting or inefficiently lighting can have undesirable effects on the visibility and clarity of the night sky and be visually unappealing to residents.

For these reasons, carefully designed lighting solutions are urged. Careful design can reduce infrastructure costs and energy use when compared to common-practice solutions.

Lighting in public spaces functions to provide safety and create a memorable ambiance. The desired function should be determined for each district in order to provide the appropriate lighting level. Over-lighting results in a high contrast between areas of light and dark, making any adjoining unlit areas seem even darker. The project landscape architect and lighting designer should refer to the Illuminating Engineering Society of North America (IESNA) for recommended light levels.



## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.10 SIGNAGE AND LIGHTING

| INTENT  | STANDARDS  | GUIDELINES   |
|---|--|--|
| <p>To create an organized and inter-related system of signs, sign structures, lighting, and graphics.</p> | <p><b>Signage</b></p> <ul style="list-style-type: none"><li>• The primary purpose of signs shall be to identify a business or businesses and residences located at a specific site.</li><li>• Architectural elevations shall include the location of signs, their design and the nature and level of the illumination associated with them.</li><li>• Each development may not have more than one primary sign and one secondary sign.</li><li>• Sign design shall be appropriate to the business establishment, building architecture and area in which it is located.</li><li>• Building signs and temporary or permanent banners may not obscure architectural details such as recesses, ornaments or structural bays.</li><li>• No advertising shall be permitted on these signs. However signage is an opportunity to present the business through thoughtful and articulate sign design.</li><li>• Painted signs shall present a neat and aligned appearance. The services of a skilled sign painter are strongly recommended.</li><li>• Structural supports for projecting signs must be included in architectural elevations. They should be designed so that their visual appearance is minimized and coordinated with the overall architecture and color scheme of the storefront.</li><li>• Window signs shall not be placed in a manner that obscures primary views into and out of the storefront.</li><li>• Signage scale must be in accord with the Brigham City sign ordinance and compatible with the scale of the building's façade.</li><li>• Discouraged sign types include canned backlit boxes, bubble or backlit plastic awnings, plastic blade signs and banners ( except as a 30 day temporary use)</li></ul> | <ul style="list-style-type: none"><li>• Wall-mounted blade signs and awning signs should be used to establish pedestrian enclosure on the sidewalk and reinforce the traditional Main Street atmosphere.</li><li>• Sidewall hand-painted signage in historic fashion may be allowed upon City review and approval.</li><li>• Projecting signs should be located near the front entry of a development.</li><li>• Signs should be externally lit.</li><li>• For signs identifying hours of operation, menus, newspaper reviews, and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.</li><li>• Painted signs shall present a neat and aligned appearance. The services of a skilled sign painter are strongly recommended.</li><li>• Building signs should be located within an area of the façade that enhances and compliments the architectural design. Suggested locations are the sign band (the area above the transom windows) and awnings.</li><li>• Suggested sign types include flush mounted painted wood or metal, signage painted directly on the sign band, blade signs located at least 8.5" above the sidewalk, window signs composed of individual light colored or gold leaf lettering, painted or sewn valance signs, individually mounted wood, plastic or metal letters that may be back lit or internally lit.</li><li>• Informational signs may display information over time. Freestanding signs may be permissible if they are compatible with adjacent architecture as part of new construction efforts.</li></ul> |

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.10 SIGNAGE AND LIGHTING

#### STANDARDS, *continued*

##### **Lighting**

- Exterior lighting shall be designed as an integral part of the building. Architectural elevations shall include the location of lighting fixtures, their design and the nature and level of the illumination they provide.
- Fixtures shall not be overly ornate.
- Fixtures shall not obscure architectural details.
- Fixture style shall not refer to a time that predates Brigham City or style geographically remote from that of historical Brigham City. Historic reproduction light fixtures may be used if appropriate for the building's period.
- Grasshopper and Gooseneck are recommended for exterior signage lighting.
- Streetscape lights shall provide most of the night lighting. Illumination levels shall be provided to address security concerns, at building entries and any other pedestrian accessible areas. Lighting shall be located so as to support the anticipated use and should not exceed the amount of light actually required by users.
- Blinking, flashing or otherwise changing lights shall not be permitted.
- No mercury vapor utility lights or other light fixtures with high intensity discharge lamps or bulbs that are not designed to limit or control the light direction, or do not shield the light source from neighboring properties and streets, shall be permitted.
- Lighting shall be complementary to the architecture and existing street lighting standards and provide a soft glow to evening streetscapes.

#### GUIDELINES, *continued*

- Site lighting should utilize a hierarchy of fixtures to help organize the site.
- Rear entrances should be well lit using a coordinated system.
- Wall-mounted light fixtures should reflect traditional and historical elegant forms. Modern box lights are not permitted in the Main Street area.
- Display window lighting should remain the dominant lighting element of each building
- Pedestrian bollard lights should be utilized where a pedestrian walkway exists between two significant points.
- Lighting should be located to support the anticipated use and should not exceed the amount of light actually required.
- Historic reproduction light fixtures may be used if appropriate for the building's period.
- Fluorescent lights may be used if they are daylight, white, or yellow balanced.
- Night lighting of architectural details is permitted if the direction and level is specifically designed to do so. This lighting should generally be designed to include cutoffs to minimize the lighting of the sky at night.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.10 SIGNAGE AND LIGHTING

#### CHARACTER IMAGERY



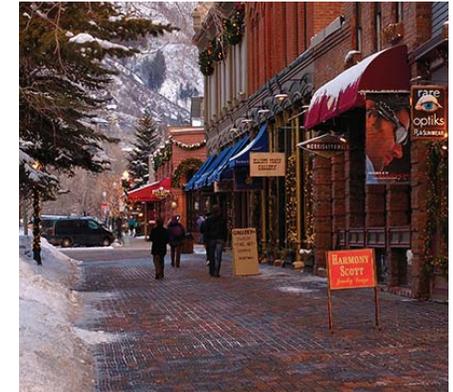
*Location area maps provide way finding for residents and visitors.*



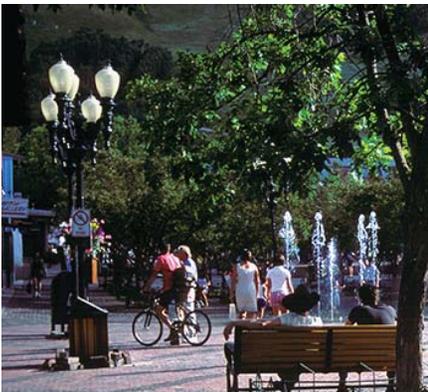
*Directional signage placed in convenient locations allows for easy way finding.*



*City-sponsored banner signs advertise City events and special holidays.*



*Awning signs, A-frame signs, and blade signs accommodate the pedestrian.*



*Traditional lighting fixtures are the dominant lighting element for Main Street.*



*Internal lighting spilling through storefront windows activates the streetscape.*



*Discreet lighting and signage can be used effectively together.*



*Unique lighting methods create a distinctive nighttime atmosphere.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.11 PROGRAMMING AND SPECIAL EVENTS

#### 2.11.1 Programming

Seasonal activities and special events are important in activating and creating a multi-seasonal destination, attracting visitors, and establishing a sense of place and character through the expression of cultural attributes and values of the community.

#### 2.11.2 Carts and Vendors

Carts and vendors are encouraged on Main Street to enhance its attraction; provide opportunities for creative, colorful, pedestrian-focused commercial activities on a day/night, year-round, and seasonal basis; encourage commercial activity and entertainment that adds charm, vitality, diversity, and good design to the area; and provide revenue to offset (in part) the cost of maintaining the area. Carts and vendors will be limited to those of the highest quality that advance these purposes.



#### INTENT

To activate public spaces with special events to present an environment that changes with the seasons.

#### STANDARDS

- All tables, displays, and other items in the public right-of-way shall be removed at the end of each business day.
- An event may occupy part of the sidewalk immediately adjacent to the frontage of a business. Approval is required to extend beyond the frontage of the business with which it is directly affiliated.
- Sidewalk events are only permitted where the sidewalk is wide enough to adequately accommodate both the event and pedestrian traffic. The 10' pedestrian clear zone shall be maintained at all times.

#### GUIDELINES

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.11 PROGRAMMING AND SPECIAL EVENTS

#### CHARACTER IMAGERY



*Outdoor festivals on city streets reflect local traditions and bring the community together.*



*Special events create a unique atmosphere and allow the community to feature local talent as part of a Brigham City Cultural District.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.12 MAIN STREET NEIGHBORHOOD TRANSITIONS

#### 2.12.1 Function and Character

The neighborhoods adjacent to Main Street reinforce the historic importance of the downtown's character and presence as the "heart" of Brigham City. The following guidelines provide instruction specific to these adjacent neighborhoods.

There are several significant and contributing residential buildings within the DHOD. The Jonathan C. Knudson Victorian house at 48 South 100 East is a multi-office facility. Because of the variety of building types, styles and usage, design review for contributing buildings will be considered on a case-by-case basis.



## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.12 MAIN STREET NEIGHBORHOOD TRANSITIONS

| INTENT  | STANDARDS   | GUIDELINES  |
|---|---|---|
| <p>To maintain a connection to the adjacent Main Street area through materials and character.</p> | <p><b><i>Streetscapes</i></b></p> <ul style="list-style-type: none"><li>• Infill, redevelopment, and property improvements shall include installation of street trees as a continuation of the already established tree pattern along these streets.</li><li>• Setback areas between the sidewalks and building façades shall include extensive plantings and (when necessary) integrate discreet signage.</li><li>• All trees shall be a minimum of two and a half (2.5) inch caliper at the time of installation.</li></ul> | <ul style="list-style-type: none"><li>• On-street parking is encouraged to serve as a buffer between moving traffic and the residential environment.</li></ul>  |
|   | <p><b><i>Hardscape</i></b></p> <ul style="list-style-type: none"><li>• Sidewalks and plant strips shall be continuous.</li></ul>  | <ul style="list-style-type: none"><li>• Pervious paving should be strongly considered in new construction as a means for groundwater recharge and stormwater management.</li><li>• Consider “Hollywood Driveways” for residential properties to minimize impervious surfaces.</li></ul> |
|   | <p><b><i>Parking</i></b></p> <ul style="list-style-type: none"><li>• Landscape islands shall be utilized to break up expansive parking lots at a minimum of one island for every 12 parking spaces.</li><li>• Landscape buffers shall be compatible with the overall street character.</li><li>• Curb cuts shall be minimized.</li></ul>  | <ul style="list-style-type: none"><li>• On-street parking is encouraged to serve as a buffer between moving traffic and pedestrian environment.</li></ul>   |

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.12 MAIN STREET NEIGHBORHOOD TRANSITIONS

#### INTENT

To maintain the historic appearance and architectural details of the residential building, whether for residential or commercial use.

#### STANDARDS, *continued*

##### ***Residential Architecture***

- Historic rooflines shall be maintained.
- Historic entrances and porches shall be maintained.
- Recreate missing historical elements using compatible materials and historically appropriate designs.
- Architectural ornamentation in wood (e.g., porch trim) and brick (e.g., window hoods) shall be preserved.
- Avoid concealing historic façade materials.
- Retain the historic size and shape of openings.
- Avoid additions or dormers that obscure or damage character defining features.
- The basic residential character should be retained.
- Maintain the historic roof lines.
- Maintain historic entrances and porches.
- Recreate missing historical elements using compatible materials and historically appropriate designs as indicated in submitted historical photos.
- Architectural ornamentation in wood (e.g., porch trim) and brick (e.g., window hoods) should be preserved.
- Whenever possible, maintain the historic materials of the façade and other exterior walls.
- Avoid concealing historic façade materials.
- Repair materials, as needed. Replacement materials should be similar to existing ones.
- Retain the historic size and shape of openings. Repair existing windows and doors, if possible. Replacement windows should fill the entire opening and duplicate the historic sash configuration.
- Preserve historic window sash and glass, whenever possible. Replacement glass should be clear, not colored or reflective.

#### GUIDELINES, *continued*

- The basic residential character should be retained.
- Whenever possible, maintain the historic materials of the façade and other exterior walls.
- Repair materials as needed. Replacement materials should be similar to existing.
- Repair existing windows and doors if possible. Replacement windows should fill the entire opening and duplicate the historic sash configuration.
- Preserve historic window sash and glass whenever possible. Replacement glass should be clear, not colored or reflective.
- The material of dormer additions should be similar to the historic residence. Historic additions (at least 50 years old) are part of the architectural history of the building and should be maintained.
- If painting the residence, choose a color scheme that complements other residences and buildings in the historic district.
- Signage should be minimal and not detract from the residential character of the building.
- Seismic retrofit measures, if determined necessary to meet code, should be implemented on the interior of the building and have minimal impact on the public view of the building.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.12 MAIN STREET NEIGHBORHOOD TRANSITIONS

- Avoid additions or dormers that obscure or damage character-defining features. The material of the addition should be similar to the historic residence. Historic additions (at least 50 years old) are part of the architectural history of the building and should be maintained.
- If painting the residence, choose a color scheme that complements other residences and buildings in the historic district.
- Signage should be minimal and not detract from the residential character of the building.
- Seismic retrofit measures, if determined necessary to meet code, should be implemented on the interior of the building and have minimal impact on the public view of the building.

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#### ***Building Orientation***

- Setbacks of 20' from the sidewalk or easement are required. The main mass of the building may not project beyond this limit; however, a porch or shaded area may exceed its limit if it is of significant size in relation to the façade.
- Front entrances must open in the direction of the street.
- Garages are encouraged to be in the back or side of the building of the residence.
- Garages may be very small and doors may be diminished in scale and mass with architectural articulation to avoid their dominance of the façade.
- Driveways should be composed of brick, gravel, or concrete detailed with pavers or brick. Asphalt shall not be used.

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#### ***Building Massing***

- Height is limited to less than three (3) stories or 35'.
- Minimum setbacks of 10' on both sides and the back of the property are required. The scale of the building may warrant greater setback.
- The footprint of the building may not exceed 50% of the site.
- Massing should be varied by employing a variety of techniques such as recessed porches, varying window sizes, and roof forms.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.12 MAIN STREET NEIGHBORHOOD TRANSITIONS

#### STANDARDS, *continued*

##### ***Access***

- Pedestrian walks leading to the entrance are required.
- Direct vehicle access to the street shall be provided.
- Preservation of existing sidewalks is required. (It is recommended that new developments provide continuous pedestrian walks.)

##### ***Façade Composition***

- Façades shall be designed to include entries, porches, and other architectural elements that relate to the human scale.
- Residential entries shall be located on the front façade and shall directly access the sidewalk or street.
- The primary architectural feature of the front façade shall not be the garage door.

##### ***Roof Form***

- The roof shape should reflect the configuration of the building's mass and volume and should be consistent in its character from all vantage points.

##### ***Entrance and Fenestration***

- No fences or walls fronting the street are permitted unless this boundary is integral to a landscape or garden component.
- Front porches are encouraged to facilitate activity in front yards and to provide a semi-public transition zone between the street and residence. Porches should be of sufficient size to provide functional outdoor space.

##### ***Materials and Color***

- Stucco or Exterior Insulation and Finish Systems (EIFS) or stucco-like finishes are acceptable if used as part of a particular style.

#### GUIDELINES, *continued*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.12 MAIN STREET NEIGHBORHOOD TRANSITIONS

#### CHARACTER IMAGERY



*Unique roof forms and wrap-around porches are a signature of the residential architecture of the historic neighborhoods.*



*The use of brick and stone creates a timeless quality.*



*The elegance of a deep setback from the sidewalk is strengthened by the presence of large shade trees.*



*"Hollywood Driveways" minimize impervious surfaces and create a special character for historic neighborhoods adjacent to Main Street.*

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.13 GENERAL STORMWATER MANAGEMENT GUIDELINES

#### 2.13.1 Function and Character

Water is precious in the West. These design guidelines should direct the appropriate treatment of water in urban environments. The stormwater management approach should function to improve water quality and reduce the quantity of runoff from impervious areas.

The use of potable water to clean sidewalks, parking areas, plazas, and other hard surfaces should be minimized. Water is acceptable to clean such surfaces only in the event of sanitation hazards in the interest of public health and safety. Plazas, in general, should be swept clean.

#### 2.13.2 Green Infrastructure and Sustainability

Green infrastructure serves two purposes in water conservation: water harvesting (and reduction of stormwater runoff quantity) and water-quality management. Presented below are several techniques that address both water harvesting and water-quality management to be used in the spirit of innovation and as a model for urban sustainability. Innovative solutions may have different maintenance regimes, and therefore should be considered carefully to ensure success.

**Water Harvesting.** Water harvesting has many significant benefits. The restoration of soil moisture through water-harvesting technologies and alternative paving materials recharges aquifers. Other positive effects include the support of trees, shrubs, and other vegetation that provide shade to pedestrians, habitat for small mammals, and oxygen to the atmosphere.

Water can also be harvested with the use of cisterns (either above or below ground) and reused for irrigation purposes.

Detention basins are often a necessary component in landscape development. Creating natural landforms in detention basins allows them to blend into adjacent landscape areas. Detention basins with natural landforms and varying basin depth provide opportunity for vegetative diversity and increased habitat.

**Water Quality.** Detention basins can function to settle out sediments and other contaminants before stormwater is discharged to infiltration areas or the City's utility system.

Where existing soil conditions are appropriate, permeable and porous paving systems are recommended in parking lots or other paved pedestrian areas and installing them to allow stormwater infiltration into appropriately prepared subsoils. Permeable paving and water harvesting are two techniques that mitigate the effects of runoff from impervious surfaces and address the requirements of NPDES regulations.

Techniques to improve water quality include grassed swales, infiltration buffers, and permeable-paving technology.

A number of porous paving products are commercially available including:

- porous asphalt;
- porous concrete;
- plastic modular block pavements that allow stormwater to filter through voids in the plastic matrix (e.g., Grasspave, Gravelpave);
- concrete grid pavers.

#### *Porous Paving Advantages*

- Soil bacteria can break down some pollutants, reducing the amount of point-source pollution from traditional systems.
- Reduces site runoff, attenuates flood peaks, and increases groundwater input.
- Can be aesthetically more pleasing than conventional drainage channels.
- Pervious paving can reduce the need for large detention basins because the pavement acts as the detention area.
- Because snow melt will drain through the pore space, there is reduced ice build-up and reduced need for traditional ice-melt systems or salt application.

#### *Porous Paving Disadvantages*

- Can only support light traffic loads.
- Pavement clogging can reduce effectiveness.
- There is possible risk of ground-water contamination.
- It is only suitable for mildly sloped sites.

## 2.0 HISTORIC DOWNTOWN GUIDELINES

### 2.13 GENERAL STORMWATER MANAGEMENT GUIDELINES

#### INTENT

To improve water quality.

To reduce the quantity of stormwater runoff.

To capture water as close to where it falls as is practical.

To reuse water as close to the source as possible and in the best manner.

To avoid creating concentrated runoff and subsequent erosion and sediment transportation.

#### STANDARDS

- Stormwater harvesting and infiltration areas shall be integrated with landscape features and planting areas rather than the usage of single-purpose detention basins.
- Alternative maintenance regimes must be established in order to properly maintain pervious paving systems and natural detention areas.

#### GUIDELINES

- Impervious surfaces should be limited to reduce the quantity and improve the water quality of stormwater runoff.
- Large areas of impervious surfaces should be discontinuous in order to reduce runoff volume.
- Stormwater can be collected and re-used for irrigation purposes using advanced grey water recycling systems and small scale cistern storage facilities.
- Green roofs are encouraged as a method of dealing with stormwater from buildings.
- Bioswales can be an effective storm water management tool for retention and recharge. These are recommended for expansive parking lots with large volumes of stormwater runoff.



*The use of pervious paving materials in parking lots helps to reduce the amount of stormwater runoff.*



*Stone cobble and native grasses in bioswales help to slow and filter stormwater runoff.*

## 3.0 APPENDIX

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## 3.0 APPENDIX

### 3.1 GLOSSARY

#### **Adaptive Reuse**

The rehabilitation of a historic building that provides for a usage different from the original use, while retaining the historic integrity of the building.

#### **Alignment**

The arrangement of objects along a straight line, such as a street.

#### **Bulkhead**

The short wall below the display windows of a storefront, historically made of wood or tile. A bulkhead can also be referred to as a kickplate.

#### **Column**

A supporting pillar consisting of a base, cylindrical shaft, and a capital. The term column can also be a term which refers to the functions of supporting or separating. In this sense it can be used interchangeably with pier. As a separator, a column or pier can be made of brick or other materials.

#### **Cornice Horizontal**

Projecting brow at the top of the building or above the storefront; cornices were usually made of wood or tin, but could also be the top course of brick.

#### **Dormer**

A window set upright in a sloping roof. The term is also used to refer to the roofed projection in which this window is set.

#### **Elevation**

An architect's rendering of one face of a building which is drawn straight-on and not in perspective. Any measurement on an elevation will be in a fixed proportion to the corresponding measurement on the real building.

An elevation can also refer to the physical side of a building which is not the façade.

#### **Façade**

Front or principal face of a building, any side of a building that faces a street or other open space.

#### **False Front**

A front wall which extends beyond the sidewalls of a building to create a more imposing façade.

#### **Fenestration**

The arrangement and design of windows in a building.

#### **Kickplate**

A protective sheet of metal attached to the bottom of a door. The term kickplate can also be used interchangeably with the term bulkhead.

#### **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.

#### **Parapet**

Low, protective wall at the edge of a roof.

#### **Pier**

The part of a wall between windows or other openings.

#### **Preservation**

The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

#### **Rehabilitation**

The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use, while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

#### **Renovation**

The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use (similar to Remodeling).

## 3.0 APPENDIX

### 3.1 GLOSSARY

#### **Restoration**

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

#### **Sash**

A frame for windows. It can be fixed or moveable. See “Window Parts.”

#### **Setback**

The distance a building is located from the edge of the street.

#### **Signage**

Signs, lettered boards or other display used to identify or advertise a place of business.

#### **Solid to Void**

This phrase refers to the walls of the building versus the glass, or open parts of the building. The storefront windows would be the “void” of the facade and the brick walls would be the “solid” portion.

#### **Stabilization**

The fact or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property, while maintaining the essential form as it exists at present.

#### **Storefront**

The street level façade of a commercial building, usually having display windows.

#### **Streetscape**

Includes buildings, landscaping, lighting, signage, public space, people and traffic.

#### **Stucco**

An exterior wall covering that consists of Portland cement mixed with lime, applied over a wood or metal lath. It is usually applied in three coats.

#### **Transom**

A window or group of windows located above a door or larger window.

#### **Visual Continuity**

A sense of unity or belonging that elements of the built environment exhibit because of similarities among them.

#### **Window Hood**

This is a functional and decorative surface above and sometimes surrounding the top of a window. The window hood serves as a drip molding. It can be made of brick, stone, or metal. A window hood is also referred to as a hood molding or dripstone.

#### **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.

## 3.0 APPENDIX

### 3.2 BUILDING CLASSIFICATION IN THE DOWNTOWN HISTORIC OVERLAY DISTRICT

#### 3.2 Classification of Buildings in the Brigham City Downtown Historic Overlay District as of September, 2007

##### ***East Side of Main Starting at 200 South***

- 161 S. Main / Baugh Automotive & Napa Auto Care Center - Contributing
- 145 S. Main / Aqua-Tech - Non-contributing
- 133 S. Main / Mac's T-Shirts - Significant
- 131 S. Main / Ricardo's - Contributing
- 129 S. Main / Allure Salon - Non-contributing
- 127 S. Main / RC's Paint Ball - Non-contributing
- 125 S. Main / Edward Jones Investments - Non-contributing
- 123 S. Main / Hair Therapee - Non-contributing
- 100 S. Main / Washington Mutual - Non-contributing

##### ***Intersecting Street: 100 South***

- East side of Main continued
- 97 & 95 S. Main / The UPS Store, Diva Dance Wear, & Kirby Sales - Significant
- 89 S. Main / Bert's Café - Non-contributing
- 83 S. Main / Northern Village Mortgage Corp. - Non-contributing
- 75 S. Main / Christensen's - Non-contributing
- 69 S. Main / Fower's Copies, Office Supplies - Significant
- 63 & 61 S. Main / Infinity Dance - Significant
- 57 S. Main / Holmes Clothing & Stuffed Shirt - Significant
- 53 S. Main / Capitol Theatre - Significant

- 47 S. Main / Reflections of Utah - Currently Contributing / Future Significant
- 41 S. Main / Idle Isle Candies - Contributing
- 37 S. Main / Cingular Wireless - Contributing
- 33 & 35 S. Main / Hotel (Hair Raizors, Lavendar House) - Significant
- 29 S. Main / Dorius Law Office - Significant

##### ***Intersecting: County Parking Lot***

- East side of Main continued
- 1 N. Main / Box Elder County Courthouse - Significant
- 6 N. Main / Chamber of Commerce Building - Significant
- 20 N. Main / Brigham City Offices - Non-contributing
- 48 N. Main / Living Hope Church - Non-contributing
- 52 N. Main / Met Life - Contributing
- 64 N. Main / Academy of Dancing and Music- Significant
- 68 N. Main / B.P. Newman Bldg. (Jack's Auto Parts) - Significant
- 98 N. Main / Zion's Bank - Non-contributing

##### ***West Side of Main Starting at 100 North***

- 97 N. Main / Nelson's Cycle & Sew What - Significant
- 93 N. Main / Loveland Custom Bicycles - Contributing
- 81 N. Main / Stock Building Supply - Non-contributing
- 43 N. Main / First Judicial District Court - Non-contributing

- 5 & 11 N. Main / Wells Fargo Bank - Significant
- Intersecting W. Forest St. side of Main St. continued
- 10 & 12 S. Main / Brigham Hotel (Allstate & Hansen Jewelry) - Significant
- 5, 9, 11, 17 W. Forest / Brigham Hotel (Permanent Solutions, First America Title, Heritage West, Kevin McGaha Law Offices) - Significant
- 14 S. Main / Fast Cache Pawn / Non-contributing to Significant
- 20 S. Main / (No Business , historic Bank of Brigham City) - Non-contributing
- 24 S. Main / Idle Isle Café - Non-contributing
- 28 S. Main / Drewes Floral - Non-contributing
- 30 S. Main / Phillips Hansen Land Title #2 - Contributing
- 32 S. Main / Phillips Hansen Land Title #1 - Non-contributing
- 34 S. Main / Box Elder Family Vision Clinic - Non-contributing
- 38 S. Main / Murphy's Appliance - Non-contributing, Significant
- 40 S. Main / Main Street Haircutters - Contributing, Significant
- 44 S. Main / Northridge Learning Center - Contributing, Significant
- 46 & 48 S. Main / The Print Shop, Brigham.net & Wasatch Computer Solutions - Non-contributing
- 50 S. Main / Cache Mortgage - Non-contributing
- 58 S. Main / Modern Cleaners - Non-contributing
- 60 S. Main / King's Building (Legacy Health Care, Community Nursing Services, Salon Zen) Non-contributing

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### 3.2 BUILDING CLASSIFICATION IN THE DOWNTOWN HISTORIC OVERLAY DISTRICT

- 68 S. Main / Widerborg Block or old Palmer Jewelers (Cover-Up, Embroidery & Silk Screen Printing) - Non-contributing, Significant
  - 70 S. Main / Widerborg Block or old Palmer Jewelers (Hair Repair) - Significant
  - 74 S. Main / Coppin's Hallmark - Non-contributing
  - 76 S. Main / Honor Copy - Contributing
  - 80 S. Main / Just Bee Scrap'n - Contributing
  - 84 S. Main / SOS Staffing - Non-contributing
  - 86 S. Main / The Leavitt Group - Contributing
  - 90 S. Main / Domino's Pizza - Non-contributing
  - 92 & 94 S. Main / Brigham Sewing Center - Non-contributing
  - 96 S. Main / Village Dry Goods - Contributing
- Intersecting Street: 100 South**
- West side of Main St. continued
  - 110 S. Main / Mountain West Bank - Non-contributing
  - 156 S. Main / Smith's Food & Drug Store - Non-contributing
  - West Side of 100 East Starting at 100 North
  - 95 N. 100 E. / Alpine Care & Hospice - Significant
  - 87 N. 100 E. / Residence - Contributing
  - 79 N. 100 E. / Residence - Non-contributing
  - 69 N. 100 E. / Larsen Bros. Plumbing Sheds - Non-Contributing
  - 63 N. 100 E. / Residence - Contributing
  - 53 N. 100 E. / Residence - Contributing
  - 45 N. 100 E. / Bunderson Law Offices and Medical - Non-contributing

**Intersecting: City Hall Parking Lot**

- West side of 100 E. continued
- 26 E. Forest / Brigham City Library - Significant

**Intersecting: County Parking Lot**

- West side of 100 E. continued
- 48 S. 100 E. / C. W. Knudsen House, Offices - Significant
- 80 S. 100 E. / Residence - Contributing

**Intersecting: Parking Lot behind Christensen's**

- 35 E. 100 S. / America First Credit Union - Non-contributing

**Intersecting Street: 100 South**

- 38 E. 100 S. / Trailside General Store - Non-contributing
- 120 S. 100 E. / Residence - Non-contributing
- 124 S. 100 E. / Residence - Non-contributing
- 130 S. 100 E. / Residence - Non-contributing
- 136 S. 100 E. / Residence - Non-contributing
- 142 S. 100 E. / Residence - Significant (on Register)
- 156 S. 100 E. / Residence - Significant
- 162 S. 100 E. / Residence - Significant

**East Side 100 East Starting at 200 South**

- 177 S. 100 E. / Residence - Contributing
- 169 S. 100 E. / Residence - Non-contributing
- 163 S. 100 E. / Residence - Contributing
- 155 S. 100 E. / Residence - Non-contributing
- 147 S. 100 E. / Residence - Contributing
- 133 S. 100 E. / Residence - Contributing
- 123 S. 100 E. / Residence - Significant
- 117 S. 100 E. / Residence - Non-contributing

- 111 S. 100 E. / Residence - Significant
- 105 S. 100 E. / Residence - Non-contributing

**Intersecting Street 100 South**

- 97 S. 100 E./ Residence - Significant
- 85 S. 100 E./ Residence - Non-contributing
- 81 S. 100 E./ Residence - Contributing
- 67 S. 100 E./ Residence - Significant
- 59 S. 100 E./ Residence - Significant (Peter Forsgren House)
- 51 S. 100 E./ Residence - Contributing
- 45 S. 100 E. / Residence - Contributing
- 33 S. 100 E. / Residence - Non-contributing
- 23 S. 100 E. / Residence - Non-contributing
- 15 S. 100 E. / Residence - Non-contributing (Vinyl-sided Victorian)
- Southeast Corner of Forest and 100 E. (102 E. Forest / P. J. Sutton D.D.S.) - Non-contributing

**Intersecting Street Forest Street**

- Northeast Corner of Forest and 100 E. (111 E. Forest) / Professional Center) - Non-contributing
- 14 N. 100 E. / Central Plaza - Non-contributing
- 24 N. 100 E. / Residence - Contributing
- 36 N. 100 E. & 36 Annex / Cooley Hospital - Significant
- 48 S. 100 E. / Residence - Non-contributing
- 54 S. 100 E. / Residence - Non-contributing
- 64 S. 100 E. / Residence - Non-contributing
- 74 S. 100 E. / Residence - Significant (historic William Watkins House)
- 80 S. 100 E. / Residence - Non-contributing
- 86 S. 100 E. / Residence - Contributing

## 3.0 APPENDIX

### 3.2 BUILDING CLASSIFICATION IN THE DOWNTOWN HISTORIC OVERLAY DISTRICT

- 94 S. 100 E. / Residence - Significant ( historic Teah Watkins House)

#### **West Side of 100 West starting at 100 North**

- 95 N. 100 W. / Residence - Contributing
- 83 & 81 N. 100 W. / Residence, Duplex - Non-contributing
- 73,71,69,67 N. 100 W. / Residence, Fourplex - Non-contributing
- 61 N. 100 W. / Residence - Non-contributing
- 51 N. 100 W. / Residence - Non-contributing
- 47 N. 100 W. / Residence - Significant
- 41 N. 100 W. / Residence - Non-contributing
- 35 N. 100 W. / Residence - Non-contributing
- Side of Bear River Water Conservancy District (102 W. Forest) - Non-contributing

#### **Intersecting Street: Forest Street**

- 16 S. 100 W. / U.S. Post Office - Non-contributing
- 42 S. 100 W. / Dean Udy Building/ Jeff & Jon Hadfield Financial Services - Non-contributing
- 58 S. 100 W. / Fine Arts Center- Non-contributing
- 64 S. 100 W. / Brigham Historic Inn & Suites (historic Tithing Office) - Significant
- 70 S. 100 W. / Residence - Non-contributing
- 72 S. 100 W. / Residence - Non-contributing
- 92 S. 100 W. / Residence - Contributing

#### **Intersecting Street: 100 South**

- 102 S. 100 W. / Attorney's Offices, Jack Molgard & Suzanne Margehild - Non-contributing
- 112 S. 100 W. / Residence - Non-contributing
- 120 S. 100 W. / Residence - Non-contributing
- 128 S. 100 W. / Residence - Contributing

- 136 S. 100 W. / Residence - Non-contributing
- 144 S. 100 W. / All-Pro Real Estate & Anvil Construction - Contributing
- 154 S. 100 W. / Residence - Contributing
- 160 S. 100 W. / Residence - Significant
- 186 S. 100 W. / Residence - Contributing
- Corner of 200 S. & 100 W. (104 West Forest) / Family Dentistry - Non contributing

#### **Intersecting Street: 200 South**

#### **East Side of 100 West starting at 200 South**

- West side of Smith's Food Store and Gas Station - Non-contributing
- Intersecting 100 S. Street
- 30 W. Forest / Backside of the Golden Spike Motel (abandoned) - Non-contributing
- Back of Main Street Parking Lot
- 69 S. 100 W. / Residence - Contributing
- 55 S. 100 W. / Box Elder News Journal - Non-contributing
- 43 S. 100 W. / State Liquor Store - Non-contributing
- Large Parking Lot owned by the City across from the Post Office

#### **Intersecting Street Forest Street**

- Back of the First District Judicial Court Building - Non-contributing
- Back of Stock Lumber - Non-contributing
- 88 N. 100 W. / Residence - Non-contributing
- 94 N. 100 W. / Residence - Significant

#### **Intersecting Side Street - South Side of 100 North**

- 17 W. 100 N. / Residence, Apartments - Contributing

#### **Intersecting Street Main Street**

- 24 E. Forest / Residence, Apartments - Significant
- 34 & 32 Apartments / 32 & 32 / East Forest - Contributing

#### **Side Street - East Side of West Forest**

- 5, 9, 11, 17 West Forest / Side of Brigham Hotel - Significant
- 21 West Forest / B & B Billiards - Significant

#### **Intersecting Street 100 West**

- South side of West Forest Street continued
- 16 S. 100 W. / Side of Post Office - Non-contributing

#### **Side Street - West Side of West Forest**

- Corner of Main and Forest / side of Wells Fargo Bank - Significant
- 102 W. Forest / Bear River Water Conservancy District - Non-contributing

#### **Side Street - South Side of 100 South**

- 38 E. 100 S. / Trailside General Store - Non-contributing
- 24 E. 100 S. / Everton's Mattress Co. - Significant
- 20 E. 100 S. / Baumgartner Dental Lab (old telephone office) - Significant
- Side of Washington Mutual - Non-contributing

#### **Intersecting Street Main Street**

- Side of Mountain West Bank - Non-contributing
- Smith's Gas Station - Non-contributing

## 3.0 APPENDIX

### 3.2 BUILDING CLASSIFICATION IN THE DOWNTOWN HISTORIC OVERLAY DISTRICT

#### ***Side Street - North Side of 100 South***

- 35 E. 100 S. / America First Credit Union - Non-contributing
- 19 E. 100 S. / Ernie's Heating and Air Conditioning - Non-contributing
- Side of UPS Store - Contributing to Significant
- Side of Village Dry Goods (Brigham Heating and Cooling) - Contributing
- 24 West Forest/GNC, General Nutrition Center - Non-contributing
- 30 West Forest/Front of Golden Spike Motel - Non-contributing

#### ***Side Street - North Side of 200 South***

- 42 East 200 South / Qwest - Non-contributing
- 17 East 200 South / A Day to Remember - Significant
- 11 East 200 South / Techna Glass - Non-contributing

#### ***Intersecting Street Main Street***

- Empty Central School Block/ Central Square Development - Non-contributing