


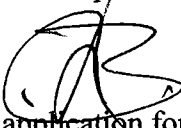
A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

CITY COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer  **Date:** September 22, 2005
FROM: Louis Zunguze, Community Development Director 
RE: Request for the City Council to endorse the attached application for *Preserve America* certification and issue a proclamation in support of historic preservation, which is necessary in order to apply for the certification.

STAFF CONTACTS: Elizabeth Giraud, Senior Planner (535-7128)
e-mail: elizabeth.giraud@slcgov.com

RECOMMENDATION: That the City Council endorse the attached application for Preserve America Community certification and issue the necessary proclamation associated with the application.

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

ISSUE ORIGIN: The Preserve America program is a White House initiative primarily used to fund a variety of preservation projects of national significance. The Preserve America program was expanded beyond the Presidential Awards to include a "Teacher of the Year Award," an educational outreach program in conjunction with the History Channel, and an Executive Order (13287) establishing Federal policy in providing leadership in preservation. The Preserve America program works in cooperation with the Advisory Council on Historic Preservation; the U.S. Departments of Defense, Interior, Agriculture, Commerce, Housing and Urban Development, Transportation and Education; the National Endowment for the Humanities; the President's Committee on the Arts and Humanities; and the President's Council on Environmental Quality.

I am recommending that the City Council endorse the Planning Division's efforts to have Salt Lake City become certified as a Preserve America Community. This program recognizes and designates communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and

heritage tourism programs. Currently, eight communities in Utah have been certified as Preserve America Communities: Centerville, Farmington, Kanab, Manti, Mount Pleasant, Murray, Payson and Pleasant Grove.

Analysis: Currently, the Preserve America Community certification program is purely honorific. There are no liabilities nor obligations. The benefits of certification include the following actions and items:

- White House recognition;
- A certificate of recognition;
- A Preserve America Community road sign;
- Authorization to use the *Preserve America* logo on signs, flags, banners, and promotional materials;
- Listing in a Web-based Preserve America Community directory;
- Inclusion in national and regional press releases;
- Official notification of designation to State tourism offices and visitor bureaus; and
- Enhanced community visibility and pride.

The Utah State Historic Preservation office indicates that future preservation money directed towards States may be allocated to communities which have been designated as Preserve America Communities. Thus, while financial benefit is not immediately available to the City, the Planning Division Staff would like Salt Lake City to benefit if monetary opportunities are tied to the certification in the future. The City incurs no costs for applying for Preserve America Community certification.

Public Process: All City processes will be followed for any projects undertaken if the Preserve America Community certification results in monetary rewards.

Relevant Ordinances: Title 21A of the Salt Lake City Zoning Code contains the provisions establishing the Historic Landmark Commission and the H – Historic Preservation Overlay District.

ALEXANDER C. IKEFUNA
PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

September 19, 2005

Ms. Judith E. Rodenstein
Preservation Program Specialist
1100 Pennsylvania Avenue, NW, Suite 803
Washington, D.C. 20004

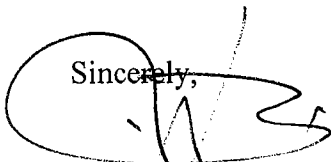
Dear Ms. Rodenstein:

On behalf of Mayor Rocky Anderson, I am respectfully submitting an application for Salt Lake City to become certified as a Preserve America Community. Salt Lake City is very worthy of such recognition. Our community has been a leader in the historic preservation movement, with many successes that have attracted national and international attention. These successes include one of the earliest examples of adaptive reuse in the United States: the conversion of former trolley barns into a successful shopping center, Trolley Square; and the sensitive renovation of the Romanesque Revival building we use as our City Hall, notable for its early, innovative use of base isolators for seismic upgrades. Throughout the city, hundreds of homes in older neighborhoods have been renovated with the use of state credits and other City incentives, improving property values and providing a critical sense of place to residents. Our former industrial area is enjoying a redevelopment revival, as former warehouses are being reused as offices, entertainment venues and housing.

As the capital city of the State of Utah, our community is fortunate to have ecclesiastical, academic and government institutions available to the historic preservation community. The Church of Jesus Christ of Latter-Day Saints (L.D.S.) Genealogical Library attracts researchers from all over the world. The University of Utah maintains a special collection of documents devoted to the American West, and the Utah State Historical Society, through the State Historic Preservation Office, offers assistance to property owners and administers federal and state tax credits to those renovating historic buildings.

If you have any questions regarding our application, please contact Elizabeth Giraud, Senior Planner, at (801) 535-7128, or via email, Elizabeth.giraud@slcgov.com Thank you for considering our request.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Louis Zunguze', is written over the word 'Sincerely,'. The signature is stylized with a large loop and a trailing flourish.

A. Louis Zunguze

Director, Salt Lake City Community Development Department

PRESERVE AMERICA COMMUNITY CERTIFICATION APPLICATION
Salt Lake City, Utah

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PRESERVE AMERICA

COMMUNITIES 2005 APPLICATION

BACKGROUND

PRESERVE AMERICA is a White House initiative developed in cooperation with the Advisory Council on Historic Preservation and the U.S. Departments of the Interior, Commerce, Agriculture, and Housing and Urban Development. It highlights the efforts of the President and Mrs. Bush to preserve our national heritage. It has several components, one of which is the designation of **PRESERVE AMERICA** Communities.

PRESERVE AMERICA Community designation will be granted to communities that meet three general criteria:

- The community has recently supported a historic or cultural preservation project that promotes heritage tourism or otherwise fosters economic vitality, and involves a public-private partnership between government entities and at least one civic association, nonprofit, and/or business enterprise.
- The governing body of the community has adopted a resolution indicating its commitment to the preservation of its heritage assets.
- The community meets at least five criteria specified in three broad categories: discovering heritage through historic places, protecting historic resources, and promoting historic assets.

APPLICATION PROCESS

Copies of the application form, a list of deadlines, and links to information on some previously designated communities can be found at www.PreserveAmerica.gov/communities.html. Requests for information or forms can also be made by calling the Advisory Council on Historic Preservation at (202) 606-8503, or by e-mailing PAcommunities@achp.gov.

Applications are received and reviewed by ACHP staff for completeness. Complete applications are shared with the National Park Service (NPS), and sometimes other agencies, for their independent review. Communities with incomplete or unclear applications may be contacted by ACHP staff for additional information or clarification.

When an application is judged complete by the ACHP and the NPS, the name of the community is added to a list pending the next announcement of designated communities. Announcement of designated **PRESERVE AMERICA** Communities will take place several times a year and may be made at a public event or by press release. Designated communities will be informed in advance of the pending announcement so that they can arrange for appropriate publicity and local notification.

Attached to your application, please provide the name and title of the head of your local Convention & Visitors Bureau and of your State Tourism Office, as well as both mailing addresses. If your community is designated as a **PRESERVE AMERICA** Community, the Advisory Council on Historic Preservation will formally notify them of your designation.

PRESERVE AMERICA

COMMUNITIES 2005 APPLICATION

Guidelines

HELPFUL HINTS FOR PREPARING SUCCESSFUL APPLICATIONS

Communities should follow some simple guidelines in preparing their applications for **PRESERVE AMERICA** Community designation to ensure that their applications are complete and can be processed in a timely manner (item #s refer to sections of the application form):

Item 1: Be sure to consult with your State Historic Preservation Officer while developing your application.

Items 3 & 7: The application must be signed and submitted by the chief elected governing official of the jurisdiction. In most cases, this will mean a mayor, county executive, or tribal chairman. If someone else is designated to do this, there should be a clear authorization for this delegation included in the submission package.

Item 4A: The project you select to feature needs to be one that has been supported by the community within the last three years. Make sure the project description includes information on the public and private partners involved and their roles, and clearly documents how the specific project has promoted heritage tourism or economic vitality in the community. Any data you can share on the economic or other impacts of the project is desirable. Please note that a history of the community or a list of projects supported over the years does **not** meet this criterion. However, such information is welcome as supplementary material.

Item 4B: Resolutions of the local government should be recent and specific to the **PRESERVE AMERICA** initiative, or should be comprehensive and current enough (within the last five years) to show the community's present commitment to the preservation of its heritage assets and the goals of the program. Model resolution language is available at www.PreserveAmerica.gov/communities.html.

Item 4C: Communities should carefully read through the additional criteria for designation and ensure that they adequately document how they meet **at least** five of the criteria, including at least one from each of the three categories (discovering heritage through historic places, protecting historic resources, and promoting historic assets). If there is any question about how well the community meets one of the five selected criteria, then the community should provide information on more than five. Communities should feel free to contact ACHP staff if they have a question about how they fulfill and document specific criteria.

Item 4C(5): The "local governmental body, such as a board or commission, charged with leading historic preservation activities within the community" should be specifically authorized or established by the local government to carry out its duties. Non-profit or quasi-governmental organizations with ex-officio membership of a governmental representative do not meet this requirement unless they have a recognized role under governmental charter or ordinance.

Item 4D: Communities are asked to submit three to five color images, 4" x 6" or larger, or provide two digital color images on a CD with a resolution of 300 dpi or greater, that help illustrate their community's character and involvement with preservation. Please provide captions and credits for these images. The images may be used on the **PRESERVE AMERICA** Web site or for other publicity purposes, which will increase the visibility of the community.

Item 5: Additional materials are strongly encouraged, since applications will certainly be enhanced with a showing of community interest and involvement through letters of endorsement and illustrative materials. However, they are not required.

Items 6 & 7: Make sure to read the release authorization and sign and date the application.

**PRESERVE AMERICA
COMMUNITIES 2005 APPLICATION**

Application Form

1. GENERAL INSTRUCTIONS

Communities must consult with their State Historic Preservation Officer (SHPO) during development of this application and send a copy of the completed application to the SHPO when it is submitted. (Not required for tribal submissions.)

☐ Check this box to signify that you have done so.

SHPO names and addresses can be found at www.ncshpo.org or by calling (202) 624-5465.

Applications must be submitted in hard copy and will not be returned. **Please provide two original copies of all materials and three to five related images as described on page 2.** Model application documents are available at www.PreserveAmerica.gov/communities.html. Submission well in advance of one of the quarterly deadlines (March 1, June 1, September 1, December 1) will facilitate timely review.

Submit applications to:

PRESERVE AMERICA Communities
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW, Suite 809
Washington, DC 20004

Sources of additional information:

Office of Preservation Initiatives
Advisory Council on Historic Preservation
(202) 606-8505
Web site: www.PreserveAmerica.gov

2. COMMUNITY INFORMATION

All communities, incorporated or unincorporated, and federally recognized Indian tribes are eligible to seek designation as **PRESERVE AMERICA** Communities.

City Salt Lake County Salt Lake Congressional District 2
State Utah Indian tribe _____ Zip 84111

3. APPLICANT INFORMATION

Application for designation can only be submitted by one of the following:

- Mayor or equivalent elected governing official of an incorporated community;
- County executive or equivalent elected governing official of the appropriate jurisdiction of an unincorporated community; or
- Tribal governing official.

Applicant's Name Ross Anderson Title Mayor
Address 451 S. State Room 304
City Salt Lake City State Utah Zip 84111
Phone 801 535 7743 Fax _____ E-mail _____
For more information, contact Elizabeth Girard Title Senior Planner
Phone 801 535 7128 Fax 801 535 6174 E-mail elizabeth.girard@slcgov.com

4. DESIGNATION CRITERIA AND REQUIRED DOCUMENTATION

A community will qualify for designation as a **PRESERVE AMERICA** Community if:

A. The community has supported (within the last three years) a historic or cultural preservation project that promotes heritage tourism or otherwise fosters economic vitality. The project must have involved a public-private partnership between government entities and at least one civic association, non-profit organization, or business enterprise. *(Please provide a written description of a specific project, documenting how it fulfills these requirements. Do not exceed 500 words.)*

B. The governing body of the community has recently adopted a resolution indicating its commitment to the preservation of its heritage assets. *(Please include a signed and dated copy of the resolution.)*

C. The community meets at least five of the criteria outlined below (with at least one from each specified category). *(Please check the criteria below under which you are seeking PRESERVE AMERICA Community designation. For each criterion, please provide a written description of no more than 250 words explaining how your community meets the criterion.)*

Category 1: Discovering Heritage Through Historic Places

- ☐ An ongoing, publicly available inventory of historic properties.
- ☐ A community-supported museum, interpretive facility, archive, or local history records collection (private or public).
- ☐ Active citizen volunteer involvement, such as a docent or guide program for interpretation of local history and culture, or volunteer participation in improving the condition of heritage assets within the community.
- ☐ Opportunities for children to learn about local heritage in the schools, through either established curriculum or special outreach activities.

Category 2: Protecting Historic Resources

- ☐ A local governmental body, such as a board or a commission, charged with leading historic preservation activities within the community.
- ☐ An adopted community-wide historic preservation plan that is being implemented.
- ☐ A historic preservation review ordinance and volunteer or professional staff to implement it.

Category 3: Promoting Historic Assets

- ☐ A local heritage tourism program or active participation in a regional program, with such promotional material as a walking/driving trail or tour itinerary, map of historic resources, etc.
- ☐ A regularly scheduled heritage observance or event.
- ☐ A historic preservation awards or recognition program.

D. Submit three to five images that show people using and enjoying your historic cultural and natural resources (CD with digital images with a resolution of 300 dpi or greater, 4" x 6" color photographs, or slides) and provide caption and credit information for each.

5. ADDITIONAL SUPPORTING MATERIAL

Written endorsements by preservation organizations, civic organizations, members of Congress, and other elected officials are encouraged. *(Please provide copies of any letters of endorsement.)*

Documenting participation in other nationwide preservation programs is encouraged. *(Please let us know if your community is a Certified Local Government, a Main Street Community, a recipient of funds under the Save America's Treasures program, a recipient of Transportation Enhancements funding for historic preservation, etc.)*

(Brochures, additional photos, reports, publications, etc. may be appended if desired.)

6. RELEASE AUTHORIZATION

The undersigned gives the ACHP and the **PRESERVE AMERICA** Communities program absolute right to use, in whole and in part, all material submitted in furtherance of this application. All submitted materials become the property of **PRESERVE AMERICA**. Materials may be used in program activities, including publications and Web sites. **PRESERVE AMERICA** is given permission to make any editorial changes and/or additions to the subject material. The undersigned guarantees to have on file all necessary individual agreements and signatures to ensure **PRESERVE AMERICA** unencumbered use of all associated material.

7. SIGNATURE OF APPLICANT

The elected governing official of the community must sign and date this form. Signatures must be original and in ink.

Signature _____ Date _____

**APPLICATION FOR CERTIFICATION AS A PRESERVE AMERICA
COMMUNITY
SALT LAKE CITY, UTAH**

4. DESIGNATION CRITERIA AND REQUIRED DOCUMENTATION

- A. The community has supported (within the last three years) a historic or cultural preservation project that promotes heritage tourism or otherwise fosters economic vitality. The project must have involved a public-private partnership between government entities and at least one civic association, non-profit organization, or business enterprise. *(Please provide a written description of a specific project, documenting how it fulfills these requirements. Do not exceed 500 words).***

Example

**HLC Conceptual Approval of Final Use Plan: Pioneer Park
December 17, 2003**

Overview

On December 17, 2003, the Salt Lake City Historic Landmark Commission (HLC) granted “conceptual approval” to adopt the Final Use Plan a downtown park, Pioneer Park. The plan was coordinated by the Salt Lake City Department of Public Services. It envisions a conceptual design that addresses a list of objectives identified by a diverse stakeholder group. The plan would be used as the framework for design and construction of individual projects that would also be reviewed by the (HLC), which has purview over alterations to the Park due to its status as a locally-designated historic site. The approval of the HLC of the plan represents an unprecedented effort to achieve consensus for the future of one of Salt Lake’s most significant but beleaguered histories sites. The park was listed on the National Register of Historic Places in 1972, and became a City landmark when the HLC Ordinance was passed in 1976.

History of the Park

Pioneer Park is significant for several reasons. First, it is associated with the initial settlement of the Salt Lake Valley. It served as a fort for the first Mormon pioneers a week after their arrival in the Salt Lake Valley in 1847, and was a campground for subsequent pioneers. Second, the park was formally designated as a city park on July 24, 1898, and was part of a larger, twenty year plan to beautify areas throughout the city with new parks, boulevards, playgrounds and other formally designed recreation areas, consistent with the national “City Beautiful” movement. Third, it was situated in the midst of numerous ethnic neighborhoods, whose residents were brought by the railroad and mining industries. Nearby buildings, including the Holy Trinity Greek Orthodox Church, Japanese Church of Christ and Salt Lake Buddhist Temple, are surviving

reminders of this period. Businesses and industries attracted by the proximity of the railroad began to settle in the area, and gradually pushed most residents out.

As the neighborhood transitioned into a predominately industrial area, Pioneer Park became less used and acquired a seedy reputation. Fortunately, the neighborhood around the park is reviving, thanks in large part to adaptive re-use of former warehouses and commercial buildings in the area. Until the adoption of the recent plan, however, efforts to determine its fate have resulted in piecemeal attempts to make the park inviting for all populations. The park was listed on the National Register of Historic Places in 1972, and became a City landmark when the HLC Ordinance was passed in 1976.

Process to Develop the Plan

The SLC Public Services Department hired a landscape architecture and planning firm, Design Workshop of Park City, Utah, to manage the stakeholder meetings and prepare the proposed plan. During the summer of 2003, numerous meetings were held to discuss the concerns of the stakeholders, whose vision and concerns for the park often conflicted. The stakeholders included owners of businesses surrounding the park; social service representatives; officials from the Church of Jesus Christ of Latter-Day Saints; members of the Daughters of the Utah Pioneers; and the executive director of the Downtown Alliance, a non-profit organization for the promotion of business and culture in the central business district.

Overall Design Concept

The design concept revolved around the implementation of a central green, encircled by a large promenade and active recreation uses. The park is designed to be flexible as an event space with a main stage and several small spaces conducive to informal performances. The plan emphasizes the park's historical significance by several elements, including an historical walkway through the park and ground monuments telling the many stories of community in this neighborhood. Please refer to Exhibit A to view the actual plan, staff report and minutes from the meeting.

Significance of the Plan

For years the City has struggled with various and conflicting proposals of the park. As a ten-acre site in a city that is essentially built out, it is a tempting spot for redevelopment. The process to develop the plan allowed the various stakeholders to air their views, and required them to reach a compromise that would balance the concerns of commercial interests, religious entities, and historic preservation requirements. At the HLC hearing on December 17, 2003, several members of the stakeholders group commended the process and indicated their appreciation with the collaborative process.

B. The governing body of the community has recently adopted a resolution indicating its commitment to the preservation of its heritage assets.

Please refer to Exhibit B.

C. The community meets at least five of the criteria outlined below (with at least one from each specified category).

Category 1: Discovering Heritage Through Historic Places

Salt Lake City Corporation meets one of the criteria.

☐ **An ongoing, publicly available inventory of historic properties.**

Salt Lake City Corporation, under the management of the Planning Division, has been very active in continuing historic resource surveys and maintaining an inventory, available to the public, of historic properties. Survey and inventory is important not only in the documentation of the history of the city, but is also used by planners and City officials to insure that planning efforts will reinforce historic resources. Because of the passage of the Utah Historic Tax Credit Act, state credits, administered by the Utah State Historic Preservation Office and structured similarly to federal tax credits, are available to property owners of residential structures listed on the National Register. This financial incentive has instigated substantial survey activity, which is the initial step in National Register listing. Since 1991, almost 10,000 properties have been surveyed, **excluding** properties in locally-designed historic districts. The surveys are available to the public. Consultants hired by the city to undertake the surveys are required to present their findings to both the HLC and the community council associated with the survey area.

Category 2: Protecting Historic Resources

Salt Lake City meets two of the criteria.

☐ **A local governmental body, such as a board or a commission, charged with leading historic preservation activities within the community.**

The Salt Lake City Historic Landmark Commission is the local governmental body charged with historic preservation activities within the community. The HLC is expected to function both as a review body for applications for Certificates of Appropriateness within a historic district, and as the primary advocate for historic preservation within the city system.

The official duties of the Historic Landmark Commission are outlined in section 21A.06.050.B-C of the City Code as follows:

1. Preserve buildings and related structures of historic and architectural significance as part of the city's most important cultural, educational and economic assets;
2. Encourage proper development and utilization of lands and areas adjacent to historical areas and to encourage complimentary, contemporary design and construction;

3. Protect and enhance the attraction of the city's historic landmarks for tourists and visitors;
4. Safeguard the heritage of the city by providing for the protection of landmarks representing significant elements of its history;
5. Promote the private and public use of landmarks and the historical areas within the H historic preservation overlay district for the education, prosperity and general welfare of the people;
6. Increase public awareness of the value of historic, cultural and architectural preservation; and
7. Recommend design standards pertaining to the protection of H historic preservation overlay districts and landmark sites.

By ordinance, their jurisdiction and authority is as follows:

1. Conduct surveys of significant historic, architectural, and cultural landmarks and historic districts within the city;
2. Petition the city council to designate identified structures, areas or resources as landmark sites or H historic preservation overlay districts;
3. Review and approve or deny an application for a certificate of appropriateness pursuant to the provisions of Part III, Chapter 21A.34, H Historic Preservation Overlay District;
4. Develop and participate in public education programs to increase public awareness of the value of historic, architectural and cultural preservation;
5. Review and approve or deny applications for the demolition of structures in the H historic preservation overlay district pursuant to Part III, Chapter 21A.34;
6. Recommend to the planning commission the boundaries for the establishment of an H historic preservation overlay district and landmark sites;
7. Make recommendations when requested by the planning commission, the board of adjustment or the city council, as appropriate, on applications for zoning amendments, conditional uses and special exceptions involving H historic preservation overlay districts and landmark sites;
8. Make recommendations to the city council concerning the utilization of state, federal or private funds to promote the preservation of landmark sites and H historic preservation overlay districts within the city;

9. Make recommendations to the city council regarding the acquisition of landmark structures or structures eligible for landmark status where preservation is essential to the purposes of Part III, Chapter 21A.34, Section 21A.34.010, H historic preservation overlay district, and where private preservation is infeasible;

10. Make recommendations to the planning commission in connection with the preparation of the general plan of the city; and

11. Make recommendations to the city council on policies and ordinances that may encourage preservation of buildings and related structures of historic and architectural significance.

Members are appointed by the Mayor, with the advice and consent of the City Council.

☐ **A historic preservation review ordinance and volunteer or professional staff to implement it.**

Salt Lake City has had a historic preservation ordinance since 1976 (*Exhibit C*). Prior to re-writing the city-wide zoning code in 1995, the Historic Landmark Committee (HLC) functioned as a Sub-Committee of the City's Planning Commission. This committee was established in 1976. In 1995, the Zoning Rewrite accorded full Commission status to the Committee, with appeals going directly to City Council. Appeals of HLC decisions were later redirected to the Land Use Appeals Board, upon creation of the Board in 1996. The Salt Lake City Planning Division has two planners with Master's degrees in historic preservation. *Their resumes are included in Exhibit D.*

Category 3: Promoting Historic Assets

Salt Lake City meets two of the criteria.

☐ **A historic preservation awards or recognition program.**

The HLC has held an awards and recognition program every other year since 1996. The program honors exemplary preservation projects, as well as recognizes the contribution of outgoing HLC members. *An example of local press coverage is included in Exhibit E.*

☐ **A walking tour brochure of historic buildings in downtown Salt Lake City.**

Salt Lake City Corporation, through the Salt Lake City Redevelopment Agency, funded the production of a walking tour brochure of downtown buildings in Salt Lake City. The brochure is distributed through the Salt Lake Convention and Visitors Bureau, and is available in hotels and other tourist venues. *The brochure is included as Exhibit F.*

4. DESIGNATION CRITERIA AND REQUIRED DOCUMENTATION

D. Submit three to five images that show people using and enjoying your historic, cultural and natural resources.

The following photographs show people using historic resources for social, community and educational events. Captions and photo credits are included.



Participants enjoy the Living Traditions Festival at historic Washington Square. The Romanesque Revival City and County Building is in the background. (2004, Photo Credit: Jeffrey D. Allred).



Utah Heritage Foundation volunteers provide a tour of a historic home in the Gilmer Park National Register Historic District. (2004, Photo Credit: Kirk Huffaker)



Children enjoy a tour of the former Thomas Kearns home, now the Governor's Mansion,
located in the South Temple Historic District.
(2004, Photo Credit: Mary Lou Gottschell)

**APPLICATION FOR CERTIFICATION AS A PRESERVE AMERICA
COMMUNITY
SALT LAKE CITY, UTAH**

5. ADDITIONAL SUPPORTING MATERIAL

Salt Lake City Corporation's application for Preserve America Certification includes letters of support from the Utah Heritage Foundation, Utah's statewide, non-profit, historic preservation organization, and the Utah State Historic Preservation Office.

Please refer to Exhibit G.

Our community participates in the following nationwide preservation programs:

Certified Local Government

Salt Lake City has been a Certified Local Government since 1984. We have successfully applied for CLG funding on a regular basis, and have used the funds for survey and National Register activity, historic structure reports, costs for staff to attend national conferences, and the use of consultants

Transportation Enhancements

From 1999 to 2001, Salt Lake City reconstructed one of its most historic streets: South Temple. This wide boulevard is best known for its stately mansions from the late nineteenth century, but its history is associated with the initial settlement of the city in 1847. The street, including underground utilities and stormwater drainage, was rebuilt. The use of transportation enhancements enabled the city to refurbish historic trolley car posts (long converted to light poles), reinstall sandstone sidewalk remnants, replace sandstone curb and gutter, and undertake archeological monitoring.

Federal and State Tax Programs:

The use of federal and state tax credits by residents and developers has greatly contributed to the economic vitality and residential stability of Salt Lake City. From 2002 through 2004, \$13,493,000 has been invested in adaptive re-use through the federal tax credit program.

Utah's state tax credit program is similar to the federal, in that property owners can apply for a 20 percent credit against their state income tax if they invest at least \$10,000 and adhere to the Secretary of the Interior Standards. The credits must be used on residential properties that are either owner-occupied or income-producing units. No adjusted gross basis is required. Since the legislation authorizing the state preservation tax program was enacted in 1994, \$22,749,328 has been invested in residential properties, for a total of 644 housing units.

Exhibit A
Staff Report, Plan and Minutes for Conceptual
Approval of Final Use Plan: Pioneer Park

SALT LAKE CITY HISTORIC LANDMARK COMMISSION

REQUEST BY THE SALT LAKE CITY DEPARTMENT OF PUBLIC SERVICES,
REPRESENTED BY DESIGN WORKSHOP, FOR APPROVAL OF
A CONCEPTUAL FINAL USE PLAN FOR PIONEER PARK, LOCATED ON THE BLOCK
BOUNDED BY 300 SOUTH, 400 SOUTH, 300 WEST AND 400 WEST STREETS.

PIONEER PARK IS AN INDIVIDUAL LANDMARK SITE
ON THE SALT LAKE CITY REGISTER OF CULTURAL RESOURCES.

CASE NO. 026-03
DECEMBER 17, 2003

OVERVIEW

The City's Department of Public Services is requesting the Commission's approval of a Final Use Plan for the park prepared by Design Workshop, in concert with the City's Engineering Division. The plan envisions a conceptual design that addresses a list of objectives identified by a diverse stakeholder group. The plan would be used as the framework for design and construction of individual projects that would also be reviewed by the HLC. Pioneer Park is an individual landmark site on the Salt Lake City and National Registers, and is zoned OS - Open Space District.

BACKGROUND

HISTORY OF THE PARK

Mormon Pioneers established a fort at this location a week after their arrival in 1847. Within a month, there were 29 log houses within the fort's ten acres. Eventually the fort covered thirty acres enclosed by an adobe wall and included 450 log cabins. No physical evidence of the fort survives, although there are many written accounts of the layout of the fort in diaries and pioneer histories. Most accounts place a bell post at the center of the compound, near the fort's flagpole. The bell at the top of the post once was in the LDS temple in Nauvoo, Ill., and was carried across the plains by wagon. After the original pioneers moved out of the fort and into permanent homes in the city, the fort remained as a camp ground for new arrivals.

After 1890, the fort site was used as a playground and the site was formally designated as a city park on July 24, 1898. The park was part of a larger, twenty year plan to beautify areas throughout the city with new parks, boulevards, playgrounds and other formally designed recreation areas. This followed a national trend of civic beautification later dubbed the "City Beautiful" movement. The legacy of this plan remains, not only with parks such as Pioneer Park, but with the planted park strips along streets such as 600 East.

The neighborhoods surrounding the park became home to a wide range of ethnic groups brought by the railroad and mining industries, including Japanese, Syrian, Italian and Greek communities. Nearby buildings, including the Holy Trinity Greek Orthodox Church, Japanese Church of Christ and Salt Lake Buddhist Temple, are surviving reminders of this period. Businesses and industries attracted by the proximity of the railroad began to settle in the area, and gradually pushed most residents out.

As the neighborhood transitioned into a predominately industrial area, Pioneer Park became less used and acquired a seedy reputation. Several proposals for other uses for the park were debated between 1948 and

1955. City officials considered redeveloping the park and neighboring property into a golf course or selling the park for private development. Historical groups such as the Sons and Daughters of Utah Pioneers opposed such proposals based on the fort's historic significance as a pioneer site. In 1955, the Sons of Utah Pioneers proposed a plan for the park which included reconstruction of the fort's walls and cabins. A similar plan was proposed by civic booster Nicholas Morgan and architect Edward O. Anderson in 1971. The park was listed on the National Register in 1972, and became a city landmark site when the HLC Ordinance was passed in 1976.

HISTORIC SIGNIFICANCE AND INTEGRITY OF THE PARK

The Park is listed on the National Register of Historic Places for its significance as "an important part of early Mormon activity in the Great Basin. It was the home of the Mormon Pioneers until they began to move into their town lots in 1848 and 1849." (National Register Nomination, "Old Pioneer Fort Site," prepared by the Utah State Historical Society, 1972) The nomination also notes that the fort was the setting of a December 9, 1848 meeting to organize the provincial State of Deseret, the site of the first school held in the Salt Lake Valley, and the site of the first elections. Although this aspect of the park's significance is strong, the integrity of the park with regard to this aspect is not readily apparent. No visible remains of the original fort remain on site. It is not known if there are archaeological resources remaining from this period. The consultants for the final use plan include an archaeological survey of the park as part of their recommendations. This work could make valuable contributions to the understanding and interpretation of site's pioneer past.

Pioneer Park is additionally significant as one of the city's early parks and for its association with the city beautiful movement. Photographic evidence indicates that much of the landscape from this period remains, including many of the trees, the overall topography and the formal arrangement of the walkways. Historic structures in the park, such as the old wading pool and the original bandstand have been removed, as have the original walkways and playground equipment. It is staff's opinion that the primary, character-defining features of the park associated with this aspect of its significance are the trees, the flat topography, and the formal arrangement of the walkways.

RECENT PROPOSALS FOR THE PARK

Pioneer Park has remained a problematic area for the city, and various plans for the park have been proposed in the last decade, including a proposal for a new baseball stadium on the site and changing the park's name to "Pioneer Square" to allow nearby restaurants to serve liquor. Other improvement projects for the park have been completed, such as new restrooms, a small stage, and an area for the popular farmer's market. Funds for these upgrades, completed in 1996, came from the City's Redevelopment Agency. The Pioneer Park/Fort Restoration Committee, a group of park lovers formed to recognize the historic significance of the park, spearheaded construction of flagpoles in the center of the park and have maintained the flags that fly in the park.

The park's central location, single ownership, and sheer size have made the park attractive for a wide range of alternative projects, from the golf course proposed in the 1950s to several recent proposals. These have included the proposed construction of the Living Planet Aquarium on the east half of the park (later relocated two blocks west) to the Olympic Commemorative amphitheater. All of these proposals have generated much public discussion and spirited debate over the future of the park, but none have been formally submitted to the Historic Landmark Commission for review.

Finding a long-term use and solution to Pioneer Park's problems has been a goal of Mayor Anderson's administration. The Mayor secured a grant from the American Planning Association, in conjunction with the City Parks Forum, to fund a "Final Use Plan" for the Park. The City selected Design Workshop, a national planning and landscape architecture firm, to prepare the plan. The consultants assembled a group of 28 stakeholders from a broad spectrum of interests, including history, business and community groups,

social service providers, and city staff. In a series of meetings, the stakeholders and consultant team first established a set of objectives for the park. These objectives included the following:

1. Design should support activity in park
2. Interpret and display historic information in park, including entire development and evolution of park
3. Allow expansion of farmers market in park
4. Create a safe environment
5. Preserve open spaces
6. Create a park that can be maintained as a first rate park
7. Provide active security
8. Stimulate residential population
9. Stimulate economic growth around park
10. Create a balance between citywide park and homeless population
11. Create a park that invites all users

The consultant team and stakeholders then formulated and refined a plan for the park that addressed the broadest range of these objectives to the greatest extent possible. An extensive series of meetings with the public and focused stakeholder groups was also part of the process. See the attached information from Design Workshop for further information on the priorities and process. At the conclusion of the process, the stakeholders voted to endorse the first phase of the plan. No vote was taken on the proposed ice sheet and water screen.

PROPOSAL

OVERALL DESIGN CONCEPT

Design Workshop provided the following description for the overall design concept outlined in the Final Use Plan:

The park is organized around a central green, “the gathering place” that is encircled by a large promenade and active recreation uses. The central green functions as an open playing field or audience event space oriented towards a stage to the north. The promenade, which is a wide decomposed granite pathway, surrounds the park that also serves as the market path for the farmers market. Active recreation uses in the park include relocated basketball court, volleyball court(s), and bocce ball courts. The park is designed to be flexible as an event space with a main stage and several small spaces conducive to informal performances. This allows for the park to have different characters at different times of day, during the week, and during the four seasons.

The park’s historical significance, dating back to pre-pioneer settlement until the present day, is emphasized by several elements including an historical walkway through the park and ground plane monuments that tell the many stories of community in this neighborhood. The park’s east entry will be the historical gateway to the park making reference to the fort’s entry point. Heritage gardens will contain the many plants brought to this valley by the pioneers and immigrant communities that have all shaped this region. Monuments on the corners of the park will represent the dimensions of the plat of Zion and represent the scale of the original fort. Historical interpretations will be located throughout the park offering opportunities for learning and discovery with each visit.

Several elements have been proposed that engender the sociability of the park on an everyday basis. “Outdoor rooms” on the four corners of the park are proposed that will act as front porches to the park and make the park more inviting to the community. A cafe and outdoor

eating area will attract everyday visitors. Restrooms will serve both everyday users and event patrons. A tot lot, playground, and water play feature will invite families into the park. Benches, drinking fountains, and enhanced lighting are fundamental elements of all parks. A dog park is proposed to provide greater opportunities for current and future residents of downtown and increase everyday presence and community connections.

Proposed future phases of the park include the addition of elements to further diversify the activities and programming of the park. Phase II represents the addition of an Olympic size skating rink into the central gathering place. The skating rink would provide for winter recreation in the park. Phase II would introduce a unique water feature that forms a water screen onto which images are projected on. The water screen will enliven the park in the evenings and provide a unique entertainment opportunity for the city. The water feature will be a ground plane water element when not in use.

ANALYSIS

REQUIREMENTS OF THE ZONING ORDINANCE

The Historic Landmark Commission should use the standards contained in Section 21A.34.020.G, *Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure*, of the City zoning ordinance in making its findings regarding the final use plan. Some of the standards are not applicable in this case, because the property is not a building. However, most of the standards are applicable to the park landscape. The standards state the following:

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

DISCUSSION: A stated goal of the final use plan is to retain Pioneer Park as an open and public green space, but to enliven the existing park and make it more inviting to a broad range of users. The historic purpose of the park will be maintained.

FINDING: The final use plan calls for the Pioneer Park to remain in use as a park, and to remain as open space. The proposal meets this standard.

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;

DISCUSSION: No surface features remain from the Pioneer Fort period. The primary character-defining features in Pioneer Park are the trees, landscaping, topography and formal layout. The existing trees were surveyed as to age, size, location, and health. Every effort was made to retain as many existing trees as possible, especially large, mature trees. The plan calls for the retention of 310 existing trees, removal of 10 trees, and planting of 115 new trees. A majority of the park will remain as planted green space. If the proposed second phase skating rink is installed at the center of the park, the rink would require an 84'x200' flat paved area. In the summer, this area would function as a large plaza. Planters or other elements that could be removed in the winter could soften the potential effect of this loss of green space. This approach should be explored further in any future design work. The overall topography of the park would remain relatively flat, allowing for unobstructed views across the park, as has been the case

historically. Variations of up to four feet are proposed on the central green to create better sightlines to the stage area, and in the dog park area. The new trees, arrangement of walks and overall layout maintains the formal, axial layout of the original park.

FINDING: The historic character of the park, including the formal layout, green space, topography, and mature trees, will be maintained if the recommendations of the plan are implemented. The proposal meets this standard.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;

DISCUSSION: The final use plan does not call for reconstruction of any fort elements or undocumented park features. Pioneer Park's past will be acknowledged through a set of new elements, such as "history rooms," the "history walk" and new playground that will be designed to have information on all aspects of the park's history and the important events and people associated with the site and the surrounding area. A commemorative bell tower is also proposed as an element to tie the park back to its pioneer fort past. The tower would be similar to that approved by the commission in 2001.

If the City elects to attempt a reconstruction of the original fort or portions of the fort, extensive further historical and archaeological research should be conducted into the original appearance, location and design of the fort and elements such as the bell tower. Earlier proposals for reconstruction, such as those advocated by Nicholas Morgan in 1971, have relied extensively on conjectural design, and do not reflect research conducted since the 1970s. It would be more accurate and appropriate to base any new design on information that can be verified by historic or archaeological evidence, and leave conjectural details out of the design. Such an approach has been used on many recent reconstructions, including the Social Hall Museum in Salt Lake City, the Ben Franklin House in Philadelphia, and the Martin's Hundred Fort reconstruction in Williamsburg, Virginia.

New elements such as new buildings, the ice sheet, and equipment for the water screen have not been fully designed, but the intent of the plan is that these new features should be designed to be compatible with the character of the park, but would be clearly discernible as new construction.

FINDING: The plan calls for acknowledging the park's history through the use of new elements, and does not call for any alterations which have no historical basis. The proposal meets this standard.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

DISCUSSION: The plan calls for the removal of the existing restrooms, playground, tennis courts, and some existing walkways. None of these elements are significant, character-defining features, and most date from the 1996 work on the park.

FINDING: No alterations or additions that have acquired significance in their own right will be removed. The proposal meets this standard.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

DISCUSSION: Staff is not aware of any distinctive features, finishes, construction techniques or examples of craftsmanship that would be removed as part of the work proposed by the final use plan.

FINDING: The overall character of the park as open green space with many mature trees will be maintained, and no distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the park will be removed. The proposal meets this standard.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

DISCUSSION: It is the goal of the Final Use Plan to retain the important features of the park, such as the open green space and mature trees. Trees and landscaped will be retained where feasible, and new trees will be selected to be compatible with the park's historic character. New walkways would be paved with decomposed granite, instead of concrete. This material is closer to the historic material used on the park's walkways, as seen in historic photographs.

As discussed previously in this staff report, it is important that any reconstruction of fort elements be based on historic or archaeological evidence, and not on conjectural design.

FINDING: Existing character-defining historic elements of the park will be retained and repaired where possible. Replacement features will be compatible with the historic character of the park. The proposal meets this standard.

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;

FINDING: This standard is not applicable in this case.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

DISCUSSION: Much of the detail regarding the design of new features and buildings in the park remains to be resolved, but staff is of the opinion that in concept, the proposed new buildings and features would be compatible with the scaled and character of the park. The ten acre size of the park allows the introduction of new elements such as basketball courts, a dog park, a playground, bocce courts and an ice rink without negatively impacting the overall sense of open, green space and tranquility in the park. The proposed water screen would be large when in operation, but it is staff's understanding that the equipment associated with the screen would have a low profile and would be small in scale in relation to other elements in the park when not in use. Contemporary designs for new elements could be appropriate, as could more traditional designs.

The plan recommends an archaeological survey of the site to determine if archaeological remnants of the pioneer fort still exist. If the survey results show that there is remaining archaeological material, excavation of the areas impacted by new construction would mitigate any loss of archaeological material.

FINDING: New park elements as proposed in the final use plan do not appear to impact significant cultural, historical, or architectural material, and the basic form, location, and massing would be compatible with the size, scale, and character of the park. Additional detail must be supplied as the design for individual projects is developed, but the proposal meets this standard insofar as can be determined at this time.

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

DISCUSSION: The proposed changes to the park as outlined in the final use plan appear to be reversible. Conceptually, it is staff's opinion that the proposed new buildings, structures and features would not impair the essential historic integrity of the park. The size of the proposed new buildings would be commensurate with the previous bandstand in the park, and structures seen in other parks historically in Salt Lake City. Larger features such as the proposed ice sheet and water screen will have a low profile above grade, and would probably not significantly affect the open vistas and appearance of green space that is an important historic feature of the park. The compatibility of the new features in terms of architectural features, materials, and detail remains to be determined as the designs of these features develop.

FINDING: The proposed changes to the park as outlined in the final use plan appear to be reversible. The general size, scale, location and massing of proposed new features is compatible with the character of the park. Additional detail must be supplied as the design for individual projects is developed, but the proposal meets this standard insofar as can be determined at this time.

10. Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and*
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;*

FINDING: This standard is not applicable in this case.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs;

FINDING: This standard is not applicable in this case.

12. Additional design standards adopted by the historic landmark commission and city council.

FINDING: No applicable additional design standards have been adopted by the Historic Landmark Commission and City Council for Pioneer Park. This standard does not apply in this case. If the HLC and City Council adopt the Final Use Plan, the Plan will serve as an additional set of design standards to be used in evaluating future projects in the park.

RE COMMENDATION

Overall, it is Staff's opinion that the proposed final use plan addresses the wide ranging objectives identified by the stakeholders committee, without negatively impacting the historic integrity and character of the park. Many details remain to be resolved as individual projects go forward. Based upon the findings of fact in the staff report, Staff recommends that the Historic Landmark Commission approve the plan as proposed and adopt it as the basis for review of future projects in the park, with the following conditions:

1. The projects outlined in the final use plan will return for approval by the Historic Landmark Commission. The conformance of the projects with the adopted final use plan shall be considered in addition to the standards in the ordinance for review of the projects;
2. The design for the park will acknowledge the entire history of Pioneer Park and the surrounding neighborhood;
3. An archaeological survey of the park will be conducted to ascertain the extent of archaeological resources in the park, and that any impact on these resources is mitigated as construction proceeds. The survey and mitigation will conform to the standards established by the National Park Service;
4. The text for historic, commemorative or interpretive elements and plaques will be reviewed by a historian for historical accuracy. The historian shall meet the professional qualifications established by the National Park Service in 36 CFR Part 61, Professional Qualification Standards.

Nelson W. Knight
Associate Planner
December 17, 2003

Design Workshop, Inc.
Landscape Architecture
Land Planning
Urban Design
Tourism Planning

Memorandum

To: Elizabeth Giraud
From: Nancy Monteith
Date: November 21, 2003
Project Name: Pioneer Park
Project #: 3171
Subject: Pioneer Park Description
Copy To:

Introduction

Design Workshop has been working with the Salt Lake City Engineering Department to develop the Pioneer Park Final Use Plan. Working with a diverse stakeholder group, the team has been through a process that included: identifying the assets and liabilities in the park and its surrounding neighborhood, establishing a program that reflects the diverse community of Salt Lake City, and incorporating the planning objectives identified by the stakeholders in the design. The key elements of the preferred alternative include: strong links between the park and the rest of downtown, preservation of the existing character of the park, enhanced facilities for the farmers market and other events, enhancing the interpretation of its historical significance, and a program of diverse active uses. The design should create a balance between preserving the historic dimensions and character of the park while meeting the needs of today's downtown community for recreation and refuge

Objectives identified by the Pioneer Park Stakeholders:

1. Design should support activity in park
2. Interpret and display historic information in park, including entire development and evolution of park
3. Allow expansion of farmers market in park
4. Create a safe environment
5. Preserve open spaces
6. Create a park that can be maintained as a first rate park
7. Provide active security
8. Stimulate residential population
9. Stimulate economic growth around park
10. Create a balance between citywide park and homeless population
11. Create a park that invites all users

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Pioneer Park Design Concept

The park is organized around a central green, “the gathering place” that is encircled by a large promenade and active recreation uses. The central green functions as an open playing field or audience event space oriented towards a stage to the north. The promenade, which is a wide decomposed granite pathway, surrounds the park that also serves as the market path for the farmers market. Active recreation uses in the park include relocated basketball court, volleyball court(s), and bocce ball courts. The park is designed to be flexible as an event space with a main stage and several small spaces conducive to informal performances. This allows for the park to have different characters at different times of day, during the week, and during the four seasons.

The park’s historical significance, dating back to pre-pioneer settlement until the present day, is emphasized by several elements including an historical walkway through the park and ground plane monuments that tell the many stories of community in this neighborhood. The park’s east entry will be the historical gateway to the park making reference to the fort’s entry point. Heritage gardens will contain the many plants brought to this valley by the pioneers and immigrant communities that have all shaped this region. Monuments on the corners of the park will represent the dimensions of the plat of Zion and represent the scale of the original fort. Historical interpretations will be located throughout the park offering opportunities for learning and discovery with each visit.

Several elements have been proposed that engender the sociability of the park on an everyday basis. “Outdoor rooms” on the four corners of the park are proposed that will act as front porches to the park and make the park more inviting to the community. A cafe and outdoor eating area will attract everyday visitors. Restrooms will serve both everyday users and event patrons. A tot lot, playground, and water play feature will invite families into the park. Benches, drinking fountains, and enhanced lighting are fundamental elements of all parks. A dog park is proposed to provide greater opportunities for current and future residents of downtown and increase everyday presence and community connections.

Proposed future phases of the park include the addition of elements to further diversify the activities and programming of the park. Phase II represents the addition of an Olympic size skating rink into the central gathering place. The skating rink would provide for winter recreation in the park. Phase II would introduce a unique water feature that forms a water screen onto which images are projected on. The water screen will enliven the park in the evenings and provide a unique entertainment opportunity for the city. The water feature will be a ground plane water element when not in use.

Description of Elements for the Pioneer Park Final Use Plan

Description of the various elements of the park follows in order of the systems diagrams accompanying the graphic for Phase I of the park.

Existing Trees

Through the public process the trees were often identified as the most valuable resource in the park. The planning efforts have endeavored to preserve as many of the existing trees as possible, relocating trees where feasible and minimizing the number of trees that would be removed. A drawing specifying the location, size, and type of the existing trees was used as a foundation of the planning process. Site visits confirmed the health, age and quality of the trees for preservation.

- **Existing trees to remain:**
310 existing trees are in Pioneer Park
- **Existing trees to be relocated:**
54 Trees are proposed to be relocated
The trees that are located in the center square are small enough to be successfully relocated to form the perimeter Bosque around the central green. They will be planted in the decomposed granite pathway.
- **Existing trees to be removed:**
10 Trees are to be removed to accommodate the proposed configuration. Every effort was made to minimize the number of trees that would need to be removed. Trees will be removed in the following areas:
 - 1 Café
 - 4 in the center of the park
 - 4 in the roller blade path
 - 1 for the vendor entrance

Proposed Trees

The proposed planting scheme aspires to compliment the existing structure of the tree planting. It also serves to articulate the pedestrian promenades and creating areas of refuge.

- **New Trees**
115 new trees proposed, the proposed compliments the existing structure of the tree planting. Trees are also proposed to line the promenade. Locations for the proposed trees also reflect the need to establish trees in an area where the trees are older and planting for succession is wise.
- **Relocated Trees**
54 trees will be relocated to the perimeter of the great lawn (gathering spot)

Gateways/ History

Pioneer Park significance as the location of the first settlement in the valley and the point of inception for the growth of the city cannot be understated.

We have recommended that an archeological survey be done in the park.

- **History Rooms with monuments:** 60'X 66' - northern rooms and 30'X 54' - southern rooms
History Rooms are proposed on each of the four corners. The curb will be bumped out into the street to make the park more accessible. The room will be created by a change in material in the ground plane and a more refined planting. It will also have seating elements and history monument. On the corner will be a vertical monument that is the height of the fort to represent the position and scale of the pioneer structure.
- **Heritage Garden:** Approximately 10 planting area 40' X 40' for a total area of 200'X 80' on each side (east and west gateway) of the park.
The block now called Pioneer Park was used for experimental agriculture in order for the pioneers to discover what plants would prosper in the Salt Lake Valley. This happened after the fort was taken down and before it became a formal park. A desire for more botanic richness in the park was identified through the public process. The heritage garden serves as a place to showcase native and naturalized plants that represent those plants brought by pioneers as well as the diverse immigrant communities that came to the Pioneer Park neighborhood.

The garden will be bisected by numerous decomposed granite pathways that facilitate access to the garden and to small seating areas in the garden. The garden will be designed so as to maintain visual access to all areas of the park.

- **History Walk:** 12' wide

The existing east west path occurring at the midpoint of the park is recommended for improvements including new concrete, increasing its width, and utilizing the ground plane for a historic timeline. A written timeline for the history of the park from before the pioneers to the present day is proposed to be inlaid into the concrete pavers. The information could be in the form of plaques or stamped directly into the material.

- **Playground:** Approximately 50'X50'

Currently a playground exists in the park. The plan recommends that the location of the playground be moved to the north east corner of the park. The playground could incorporate historic narratives and themes to express the history of the park and the area. It is recommended that historians be integral to the design of this area and the telling of the stories. The playground also contains a zero depth water feature to expand the play opportunities in the park. The water feature could refer to the spring that was located where the Greek Church now stands.

- **Bell Tower:** Area for base approximately 20' X 20'

The daughters of the Utah Pioneers would like to see the replica of the Nauvoo bell located in the park near the eastern gate. This plan identifies a preferred location for the bell tower.

Farmers Market

The farmers market has been a vital presence in Pioneer Park for the past 12 years. Approximately 240 vendors bring their wares each Saturday morning for sale. The markets popularity continues to grow as it becomes a familiar activity for the summer in Salt Lake City. The popularity of the farmers market was evidenced by the large numbers of people who felt that its continued presence was an important key to success for the park.

Studies addressing the needs of the vendors, the farmers market management, and the function of the market were part of the planning process. Meeting with the farmers market vendors in the park to discuss their needs and present the plan garnered their support for the proposed design.

- **Promenade:** 12' Decomposed granite pathway with adjacent 8' concrete pathway. Trees planted on both sides of the path spaced 50' on center. On the outer edge of the promenade a bench is located under each tree.

The promenade functions as the main thoroughfare for the farmers market patrons. Accessibility into the park by the vendors, Tents and vendor vehicles have been spatially accommodated for in the park.

A proposed promenade constitutes the primary circulation for both the park and the farmers market. A wide path of decomposed granite is bounded on either side with concrete paths. The path is lined with Trees and benches to articulate the space and give it a human scale.

Decomposed granite comes from granite rock that is decomposed. It is very stable materials that can be used for foundation fill driveways, patios, dog runs, hike, bike, and running trails.

- **Vendor Access Route:** 24' wide path
Vehicular access for the vendors is to be located just south of the north-east and north-west corners of the park. It is a grassed area that is left free and clear of trees and program elements. The ground plane is reinforced with grass pavers so that the weekly traffic will not impact the ground.

Festivals/ Concerts/ Events

The park has been designed to invite both small and large gatherings. Its potential for being a significant gathering place in the city is aided by a great lawn in the center with the promenade circling the perimeter. Concerts as well as festivals can easily be accommodated in this space.

- **Gathering place- The Great Lawn:** 220' X 365'
The great lawn forms the central and primary gathering place in the park. It is a large area that can host an audience for a major event or can function as a large informal playing field. It falls from south to north at an imperceptible 2% slope. The slope is counter to the existing grade of the park that falls from the north-east corner to the south-west corner and results in an 11 foot grade drop across the park. As a result the great lawn becomes a plinth on the falling landscape adding a vertical dimension to the park. The great lawn meets grade at the history walk and then depresses into the ground plane at the 2% grade reaching a maximum depth 2.5 feet just at the foundation of the stage. A secondary promenade creates the edges of the central space and planted in the decomposed granite ground lance of the promenade is an allele of trees.
- **Café/Stage/ and RR (Restroom) Building:** 50' X 60'
Café/ Stage building will house a counter service café, stage, and six restrooms. The south half of the building functions as an open air stage in the summer. In the winter glass panels come down to enclose the space and create an indoor seating area for the café. The building will be visually permeable and reminiscent of the historic bowery.
- **Outdoor Seating area:** 46' X 260'
Surrounding the north end of the café is an outdoor seating area. It serves to be a gathering place where moveable tables and chairs are under a small grove of ornamental trees. The ground plane is decomposed granite with a small water feature, canal, in the ground plane. The canal is evocative of historic landscape elements in the region and serves to ameliorate the climate on a hot summer day.

Active Recreation

- **Bocce courts:** 4 courts each 20'X100' with a playing area of 13'X 91'
Although not an historic presence in the park, through the public process its popularity was evident with the Salt Lake Community at large and the Italian community in particular. The courts are constructed of a mixture of clay and oyster shell and edged with wood.
- **Basketball:** 1 court 46' X 85'
The basketball court will be constructed of concrete.
- **Volleyball:** 2 courts 50'X80' each and 100' X 80' together
The volleyball court will be made of grass in order to be the most versatile and reduce the amount of pavement in the park.

Passive Recreation

The trees and cool grass of the park serves as a much need refuge for the area residents and homeless populations particularly during the heat of the summer. Gathering in the cool of the trees, sitting at the café, or watching people all contribute to the diversity of activities in the park.

- **Benches**
To be located along the promenade path, in the heritage gardens, and in the history rooms.
- **Moveable chairs and Tables**
To be located in the outdoor seating area surrounding the north end of the café.

Neighborhood Activities

Pioneer Park has had a long history of criminal activity in the park. Design and planning efforts have been directly focused on reducing the opportunity for this kind of activity to persist in the park. Keeping eyes on the park with enhanced programming and a design that accommodates many different activities as well as maintaining sight lines through the park are the two primary objectives to address the safety concerns in the park.

- **Dog Park 80'X120'**
The dog park will be an off-leash fenced area in the south west corner of the park. Water and shade will be present for both dogs and their owners. It will have signage to state the rules of conduct, and have bags available for the dog refuse. The fence will compliment the other site features in the park. Water will be available and

Visitor Activities

Visitors to the area will be attracted to the historic elements and narrative, the recreation possibilities, and the café with outdoor seating area.

Phasing of the Park

Phase II may consist of:

Phase II constitutes the addition of a skating rink into the large central gathering place.

- **Skating Rink: 84'X 200'**
The skating rink would occur in the center of the park and serve as the primary attraction during the winter months. It is large enough to accommodate hockey or very large gatherings. In the summer it would function as a large plaza area that will be filled with tables and chairs and umbrellas.

Phase III may consist of:

Phase III introduces a water screen feature for large scale entertainment purposes.

- **Water Screen: 118' X 200'**
The water screen is a unique entertainment feature with equally unique technology. Water is projected into the air onto which a 70 mm film is projected. The projection box is located 90 feet away within a 10' X 10' box. It is located on the southern end of the gathering spot in order to maximize the clear view of the screen and audience gathering space.

Conclusion

The re-design of Pioneer Park aims to allow for it to persist as a place of refuge and tranquility as an important green oasis in west downtown Salt Lake. Pioneer Park is also a gathering spot and a place of celebration for neighborhood residents as well as the much larger Utah and regional community. Attractions, events, celebrations, and cultural traditions will continue to shape the history of Pioneer Park as a place of community genesis from the past and into the future.

Design Workshop, Inc.
Landscape Architecture
Land Planning
Urban Design
Tourism Planning

Memorandum

To: Elizabeth Giraud
From: Nancy Monteith
Date: November 21, 2003
Project Name: Pioneer Park
Project #: 3171
Subject: Supporting Information
Copy To:

Supporting Information

Pioneer Park History¹

- **Establishment of Pioneer Park**

1847 Pioneer fort is built and walls are constructed to surround 16 homes.

1851 Fort demolished

Families build homes around park and it is mostly a residential neighborhood. The park is used for family social gatherings. The park has a pool, picnic areas, ball fields, swings, and a gondola.

1869 RR at Promontory Point

1870's Block purchased for \$5000 for park

1898 Land dedicated as Pioneer Park by Mayor John Clark

- **The Railroad Arrives and The Neighborhood Diversifies**

1870-1890 Residential population in SLC tripled due to influence of railroad

1900's Influx of non-Mormon immigrants with the railroad and establishment of ethnic neighborhoods including Japanese, Syrian, Italian, and Greek. Vestiges of what remains are the Japanese church of Christ, Japanese Buddhist Center, and the Greek Orthodox Church.

The railroad made a tremendous impact on the Pioneer Park area. Business and Commercial uses sought convenient locations near the rail lines and their uses replaced residential ones. The park was modified and the pool was removed. Transient and homeless populations increase and local family use falls.

1900-1930 Multiple apartment buildings are built in the area as a response to increasing land values and crowded living. The only apartment building from this era that remains are the La France Apartments built in 1905. Many SRO's, single room

¹ This timeline is a summary of information obtained from *The Gateway Specific Plan* (1998) and the *Pioneer Park Neighborhood Plan* (1994).

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occupancy apartments (without kitchens) were built in the area for the many men and boys who were working on the railroad. The Rio Grand Hotel and the Broadway Hotel are the two remaining SRO's in the area.

- **Social Services Locate in Area**

- 1923 Travelers Services in Greyhound bus terminal
- 1970's Indian Alcohol Counseling Center
- 1970's Rescue Mission Established
- 1970's TRS expanded to aid homeless
- 1970's Vincent DePaul operated a thrift store\
- 1983 Most Recent modifications to Park
- 1985 Salvation Army is established in area

- **New Beginnings**

- 1988 Farmers Market Starts
- 1990's New housing stock, commercial and retail development
- 2002 Olympics

Public Process Meeting Schedule

- **Stakeholder Meetings:**

- 06-20-03 Stakeholder Review
- 07-07-03 Stakeholder Review
- 07-17-03 Stakeholder Review
- 07-29-03 Stakeholder Review
- 08-14-03 Stakeholder Review
- 09-04-03 Stakeholder Review

- **Individual Stakeholder Meetings:**

- 07-08-03 Business
- 07-08-03 History and Culture (Landmarks and DUP)
- 07-10-03 City Council
- 07-11-03 Homeless Advocates
- 07-11-03 Arts and Culture
- 07-11-03 Salt Lake City Staff

- **Day in the Park:**

- 08-02-03 Farmers Market 8:00- 1:30, Table at Farmers Market in Pioneer Park
- 08-04-03 The Lunchtime Crowd 12-1 NE corner of Pioneer Park
- 08-04-03 Residents 5:30-7:00, NE corner of Pioneer Park
- 08-16-03 Farmers Market 8:00- 1:30, Table at Farmers Market in Pioneer Park
- 08-18-03 The Lunch time Crowd 12-1 NE corner of Pioneer Park
- 09-06-03 Farmers Market 8:00- 1:30, Table at Farmers Market in Pioneer Park

- **Constituency Meetings:**

- 08-11-03 LDS Church
- 08-21-03 Greek Church
- 08-04-03 Wiegand Center (Homeless day Facility)
- 08-07-03 Downtown Alliance

Individual Stakeholder Responses

Below is a summary of comments from the individual stakeholder groups. They were asked what they felt the keys to success, barriers to success, and measurements of success in the redesign of Pioneer Park were.

- **Landmarks and History**
(17 invited, 7 in attendance)

Keys to Success

- Physical interpretation of history
- Ways to link to other historic areas downtown
- Unifying element that brings everyone together
- History interpretation that does not detract from the physical condition of the park

Barriers to Success

- There has never been a thorough archeological survey of the park
- Inhabitant of the park
- Safety
- Image
- Too many divisive ideas may undermine the realization of a successful plan
- If it becomes too crowded with program elements then it will conflict with the peace and tranquility that is already successfully there
- South edge has a dearth of development
- No places that will shelter the criminal element

Measurements of Success

- Transit Opportunities/ Links
- Walking History Tour/ Trail with Handouts
- Connect with neighborhood and Rio Grande Depot Etc.
- Preserve Formality
- Preserve Farmer's Market
- Create Medians- Mid Block connections
- Pedestrian Activated Lights

- **Business**
(30 invited, 8 in attendance)

Business Group #1

Keys to Success

- That our customers use the park
- That is Safe and secure
- That it has a beyond neighborhood attraction
- Complementary activities and program (to other areas in city)
- Comfort and shade for activities

Barriers to Success

- Don't turn the park into a commercial enterprise
- Lack of infrastructure in park to support activities (power and restrooms)
- Park has a bad reputation

Measurements of Success

A good diverse active mix of people predominant use by law abiding tax paying citizens
Amenity for residential and economic growth in city
The farmers market is retained
Attraction for hotel guests
Express flavor of the city

• Business Group #2

Keys to Success

Needs an attraction for tourists
Appeal to a wide range of people
Event venue, with multiple events
Recreational activity, daily use
Pioneer history without proselytizing
Recreate history- why here to begin with
Not just mark history but make it an attraction
Safety and the perception of safety
Group support by those who are interested- pioneer days
Mix of user groups
Alcohol- easier for development

Barriers to Success

Homeless replacement- inebriation- safety-perception
Perimeter is safe, center off limits and uncomfortable
No activity in center
Impenetrable center
No reason to come
Lack of parking
History
Interest groups
Public relations- rename for reinvention
Transition must be short
Permanence
Alcohol license
No variety
Funding
Good plan

Measurements of Success

Multiple uses that are positive
Want to take kids there and feel safe doing so
Weekday uses not just weekends
Event infrastructure
Greatest impact for greatest number of people
Greatest economic benefit

- **Community Council Groups**
(15 invited, 3 in attendance)

Keys to Success

Soccer
Take seasonality out of park program- heating?
Salt lake history, not just the park history
Activities
Farmers market
Pedestrian linkages, tree lined streets, Comfort for pedestrians

Barriers to Success

Facilities- the poor design of the bathrooms, volleyball not used
Hotel on corner, city should keep history society
Money
Parking, lack of, public transportation, relocated away from, shared parking
Safety
Lack of Furnishings
Proximity of liquor Store

Measurements of Success

Presence of people in the park
History of the park – All

- **Arts and Culture**
(20 invited, 6 in attendance)

Keys to Success

Accessibility to the park
Safe and inviting
Good design that reflects needs
More structured activities
Keep it green
The opportunity for food and beverage in the park
Choices
Interpretation of history

Barriers to Success

Lack of parking
Alcohol as a compliment to successful events
Economics and phasing

Measurements of Success

People are there
People keep it clean and respect it
School Teachers feel comfortable bringing children to park for lunch
Year round presence

- **Homeless Advocates**
(21 invited, 6 in attendance)

Keys to Success

Maintain Green space

More Active security, SLC police
Amenities
Resource for city residents with or without homes
Cooperation between providers and security
Activities and planned events
Make it welcoming for all

Three Barriers to Success

Lack of Facilities (restrooms, water, shade)
Lack of continuity, cooperation between neighborhood interests
Physical barriers to park
3S and 4W is a dangerous intersection

Measurements of Success

Does not exclude or hassle any segment of the community
Freedom of speech in park
Homeless/ middle class/ rich/ all live together harmoniously with a beautiful park in the middle
Free performance venue for professionals as well as amateur, non-profit or community performers
More small Business

- **Salt Lake City Employees**
(21 invited, 3 in attendance, 1 community member)

Keys to Success

Attractive to draw people and residents
Build a neighborhood
Light rail
Residential and commercial development on south side of 400 south
Open and accessible

Barriers to Success

Perception of lack of parking
Single focus of one stakeholder group
Absence of a diverse population
Resistance to change

Measurements of Success

That people feel comfortable going there
Positive identity
Full occupancy of adjacent buildings (all uses)
Increase in residential unities in ¼ mile radius
Increase in jobs in the area

Emerging themes from the public process

In discussion the keys and barriers to success for Pioneer Park themes began to emerge across the various stakeholder groups. They are listed below in no particular order of importance.

- Pioneer Park is a place of refuge and tranquility.
- Pioneer Park is very important much needed green space in downtown Salt Lake City.
- Pioneer Park has seen numerous proposals through the past 150 years to build upon it and what has been resilient though time is the open green space.

- Pioneer Park is a very important space in the history of Salt Lake, of Utah, and of the Intermountain West. The park should tell this story.
- Pioneer Park should be a place full of activity and people.
- Pioneer Park should be a welcoming place to diversity of people and diversity of activities.
- Pioneer Park should be inviting, comfortable, and safe.

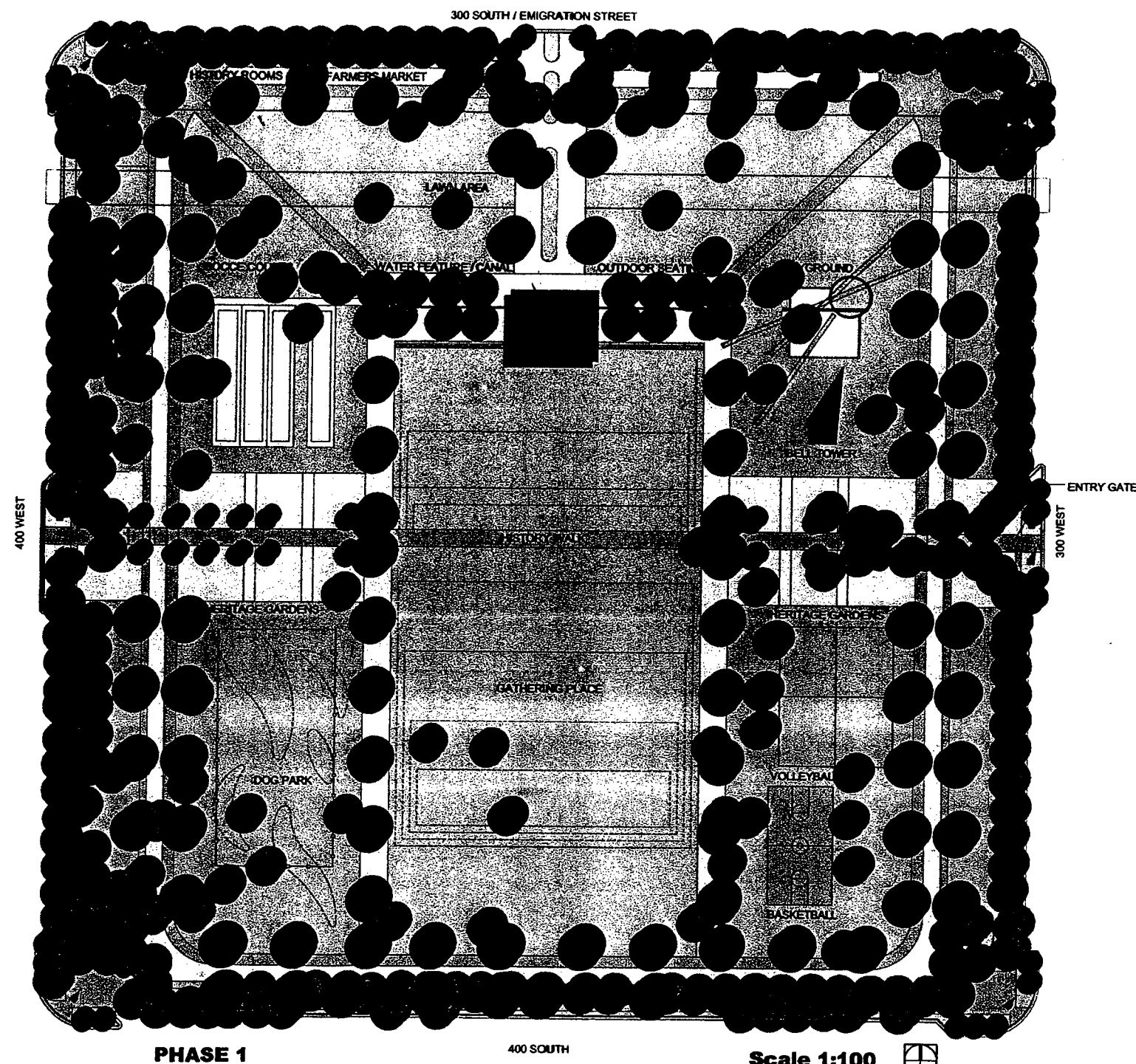
Partnering Possibilities

Several constituent groups in the city have expressed interest in programming the park and/or developing a partnership with the city in Pioneer Park. Other potential partnering are listed below

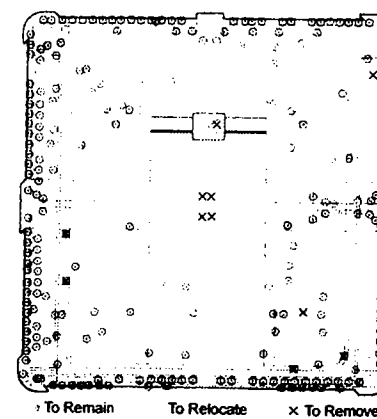
- **Downtown Alliance:**
Brad Baird and Bob Farrington
Farmers Market: Would like to see Park improved for farmers market. They would like to see a small office and storage space developed. This could occur across the street in an existing building.
First Night: Could see using the park for their First Night Events
- **Humanities Council:**
Annie Hatch
Possible grant opportunities to non-profit groups interested in contributing to the park. Grants are given in \$400, \$1500, and \$5000. Potential opportunities include money for historical research and interpretation may include interpretive plaques in the park or an interpretive pamphlet describing the area.
- **Salt Lake Arts Council:**
Nancy Boskov
Brownbag Concerts: Already the arts council presents noon time brownbag concerts. These could be developed and advertised more.
Evening Concerts: SLAC could see using the Pioneer Park Venue for events programming
Outdoor Sculpture Exhibition: SLAC has an interest in the idea of having sculpture shows in the park.
Satellite office: SLAC would be interested in a satellite office if it there were events they sponsored in the park. They find occupying a building in an adjacent block to be desirable.
- **Utah Bocce Association**
Tony Zucca and Tony Caputo

Tony Caputo would have two sets of Bocce sets that he could rent out for a small fee. A nice set of bocce balls runs from 49-129 dollars.

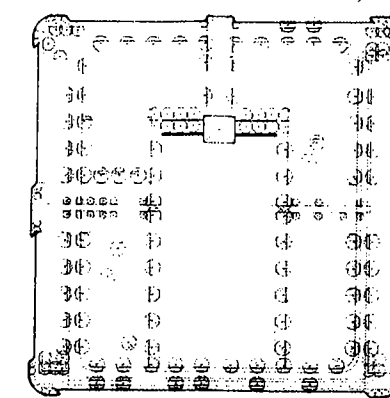
The course should be a clay with oyster shell, compacted hard, court with permanent marking. Geometry is central to the game Tony feels he could have tournaments four times a year. It would be desirable to have an area for temporary bleachers. They foresee the Italian festival growing each year and the Special Olympics could happen in the park.



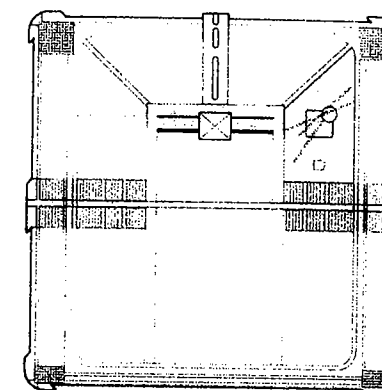
Existing Trees



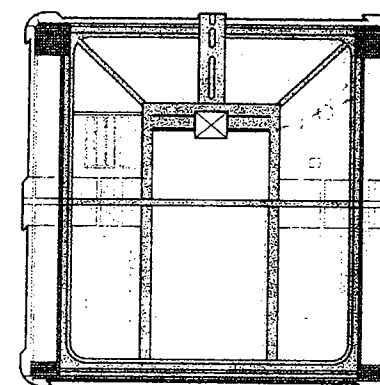
Proposed Trees



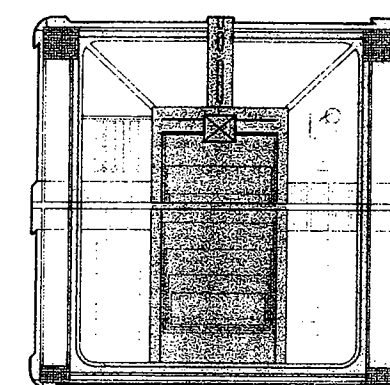
Gateways/History



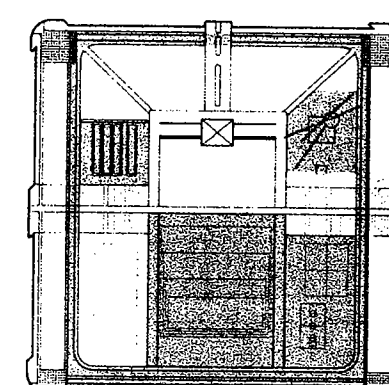
Farmer's Market



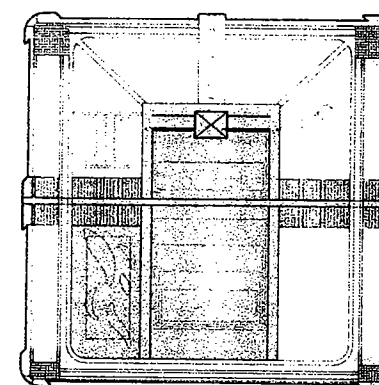
Festivals/Concerts/Events



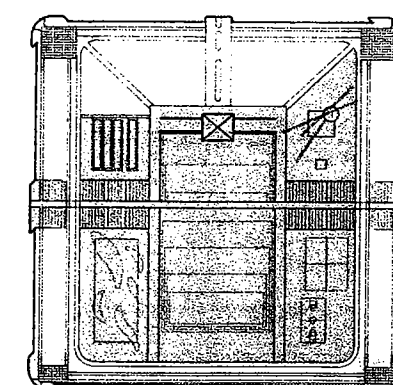
Active Recreation



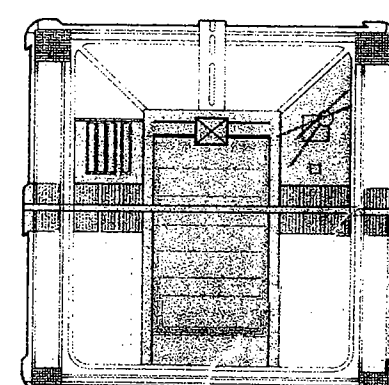
Passive Recreation



Neighborhood Activities

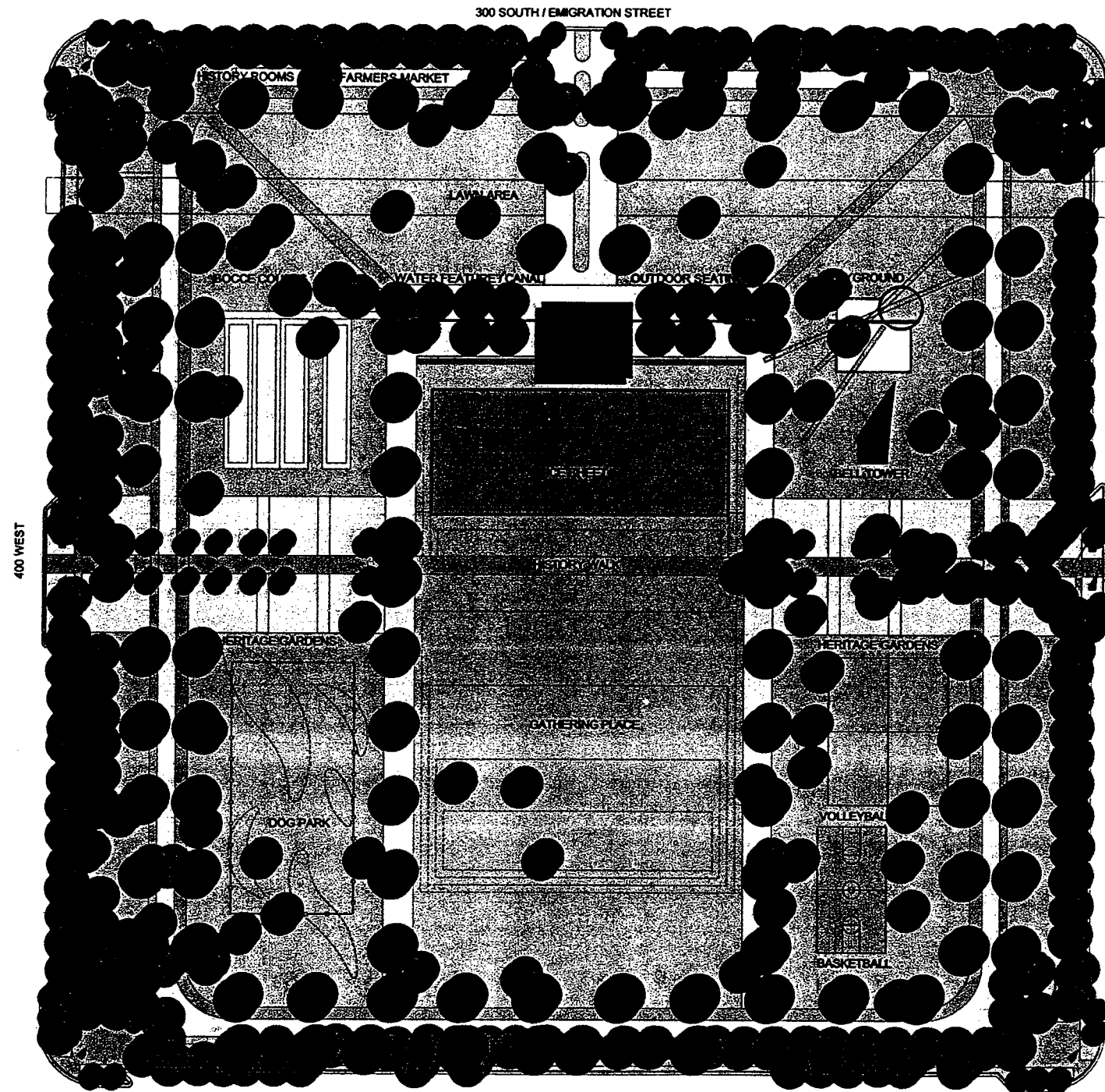


Visitor Activities



Pioneer Park

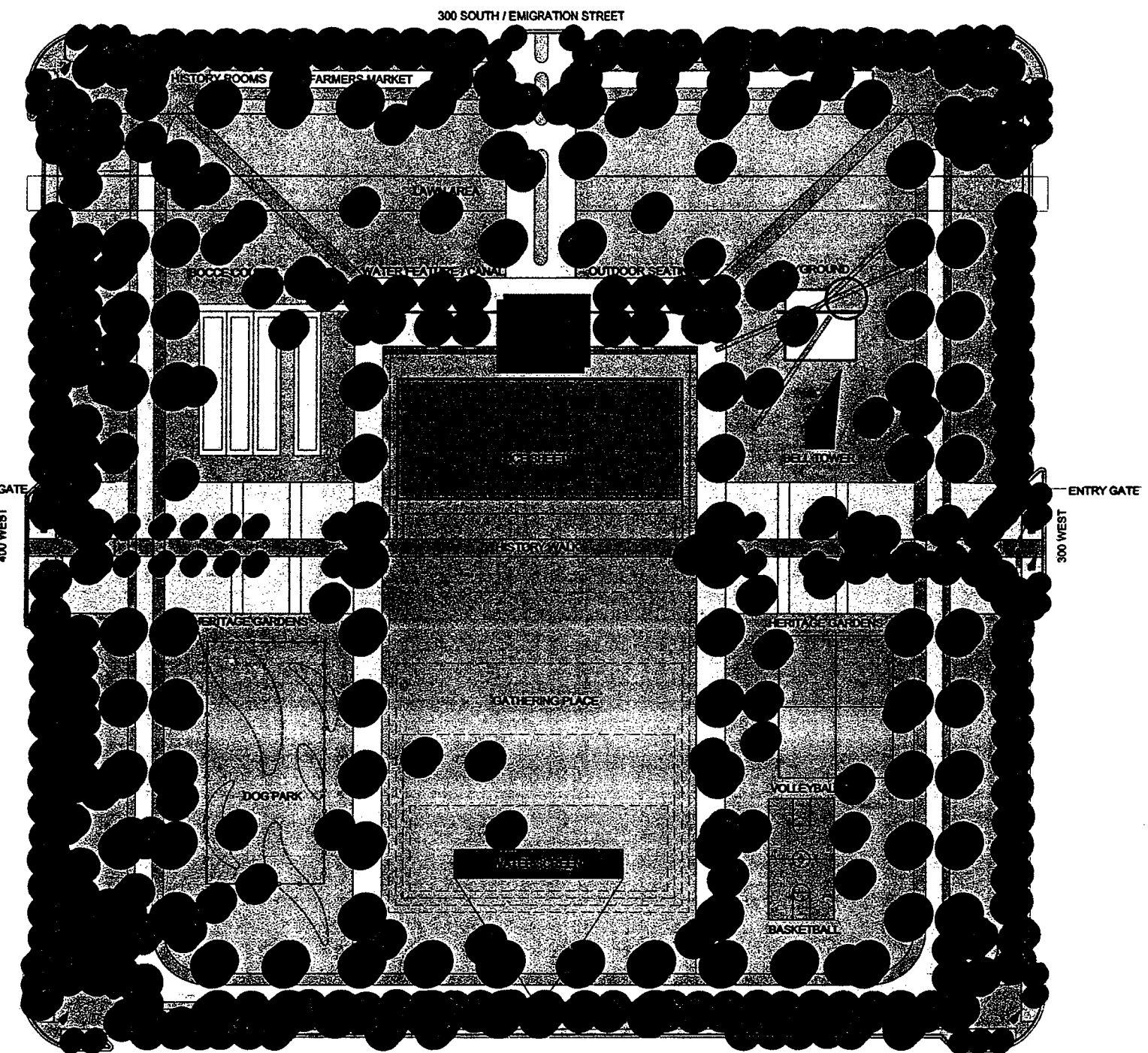
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PHASE 2

400 SOUTH

Scale 1:100



PHASE 3

400 SOUTH

Scale 1:100

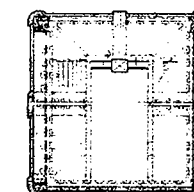


Pioneer Park

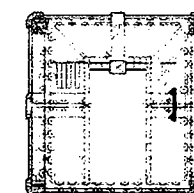
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Elevation of History Room



Elevation of Heritage Garden



Pioneer Park

DESIGNWORKSHOP
Park City, Utah

SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Held at 451 South State Street, Room 126
December 17, 2003

A field trip preceded the meeting and was attended by David Fitzsimmons, Noreen Heid, Oktai Parvaz, Janice Lew, and Nelson Knight.

Present from the Historic Landmark Commission were Scott Christensen, David Fitzsimmons, Noreen Heid, Vicki Mickelsen, Vice Chairperson, Oktai Parvaz, Amy Rowland, and Soren Simonsen, Chairperson. Peter Ashdown and Lee White were excused.

Present from the Planning Staff were Louis Zunguze, Planning Director, Doug Wheelwright, Deputy Planning Director, Elizabeth Giraud, Planning Programs Supervisor, Nelson Knight, Preservation Planner, Janice Lew, Associate Planner, and Shirley Jensen, Secretary.

Mr. Simonsen, as Chairperson, called the meeting to order at 4:00 P.M. Mr. Simonsen announced that each item would be reviewed in the same order as listed on the agenda. He said that instructions for the appeals process were printed on the back of the agenda. So that there would be no disruption during the meeting, Mr. Simonsen asked members of the audience to turn off their cellular telephones and pagers.

An agenda was mailed to the pertinent people and was posted in the appropriate locations in the building, in accordance to the open meeting law. A roll is being kept with the minutes of all who attended the Historic Landmark Commission meeting. The minutes are presented in agenda order, not necessarily as items were presented at the Historic Landmark Commission meeting. Tapes of the meeting will be retained in the Commission office for a period of one year, after which they will be erased.

Mr. Simonsen inquired if all Commissioners had the opportunity to visit the sites that would be the subject of discussion at this meeting. The Commissioners indicated that they had visited the site.

COMMENTS TO THE COMMISSION

Mr. Simonsen stated that comments would be taken on any item not scheduled for a public hearing, as well as on any other issues affecting the historic districts and historic preservation in Salt Lake City. As there were no public comments, Mr. Simonsen closed the meeting to public comments and the Commission proceeded to the approval of the minutes and the public hearing portion of the meeting.

APPROVAL OF MINUTES

Ms. Heid moved to approve the minutes of the November 19, 2003 meeting. Mr. Fitzsimmons seconded the motion. Mr. Fitzsimmons, Ms. Heid, Ms. Mickelsen, Mr.

Parvaz, and Ms. Rowland voted "Aye". Mr. Christensen abstained. Mr. Ashdown and Ms. White were not present. Mr. Simonsen, as Chairperson, did not vote. The motion passed.

Ms. Rowland moved to approve the minutes of the November 24, 2003 meeting. Mr. Christensen seconded the motion. Ms. Heid, Ms. Mickelsen, Mr. Parvaz, and Ms. Rowland voted "Aye". Mr. Fitzsimmons and Mr. Parvaz abstained. Mr. Ashdown and Ms. White were not present. Mr. Simonsen, as Chairperson, did not vote. The motion passed.

REPORT FROM THE PLANNING DIRECTOR

Mr. Simonsen invited Mr. Louis Zunguze to report to the Commission. Mr. Zunguze stated that he had always held the view that the boards and commissions were extensions of the implementation of the City's policies and regulations. He added that boards and commissions were in a position to evaluate those policies and regulations as guiding factors. Mr. Zunguze said that he was supportive of annual reports, which is a gauge to the volume of work that each board and commission handled in that particular year. He said that the annual report would also contain any issues that were appealed, any issues that were problematic, and a trend for the issuance of new policies.

Mr. Zunguze stated that he had asked Staff to begin the preparation for the annual report. He said that the content would be discussed with the Commission sometime in January 2004. Mr. Zunguze noted that an annual report is a valuable communication tool so after the final report is signed by the Chair it will be presented to the City Council. He added that this report was separate from the current Legislative Action.

Mr. Simonsen asked if there were any questions for Mr. Zunguze.

Mr. Parvaz inquired if the date was set in January to review the draft of the annual report. Mr. Zunguze said that the agenda had not been set for the January meetings but this would be an item for consideration.

Mr. Simonsen inquired about the status of the Legislative Action with the City Council. Mr. Zunguze said it was very close for submittal. He said that Staff was reviewing the final draft making sure that everyone was comfortable with it. Mr. Zunguze stated that the intention was to submit it before the end of the year.

Since there were no additional questions or comments for the Planning Director, Mr. Simonsen thanked Mr. Zunguze for his comments and said that the Commission would look forward to the annual report. Mr. Simonsen proceeded to the public hearing portion of the meeting.

PUBLIC HEARINGS

Case No. 026-03, at Pioneer Park, located on the block bounded by 300 South, 400 South, 300 West, and 400 West Streets, by the Salt Lake City Department of Public Services, represented by Design Workshop, requesting approval of a conceptual "Final Use Plan" for Pioneer Park. The plan would be used as guidelines for future design of specific projects

within the park. Pioneer Park is an individual landmark site on the Salt Lake City Register of Cultural Resources.

Mr. Knight presented the staff report by outlining the major issues of the case, the findings of fact, and Staff's recommendation. A copy of which was filed with the minutes. Mr. Knight indicated that what the Historic Landmark Commission was being asked to review was a little different in that there were no concrete plans for exactly what was being proposed for the park.

Mr. Knight gave the following overview of the project: The City's Department of Public Services is requesting the Commission's approval of a Final Use Plan for the park prepared by Design Workshop, in concert with the City's Engineering Division. The plan envisions a conceptual design that addresses a list of objectives identified by a diverse stakeholder group. The plan would be used as the framework for design and construction of individual projects that would also be reviewed by the Historic Landmark Commission. Pioneer Park is an individual landmark site on the Salt Lake City and National Registers, and is zoned OS – Open Space District.

Mormon Pioneers established a fort at this location a week after their arrival in 1847. Within a month, there were 29 log houses within the fort's ten acres. Eventually the fort covered thirty acres enclosed by an adobe wall and included 450 log cabins. No physical evidence of the fort survives, although there are many written accounts of the layout of the fort in diaries and pioneer histories. Most accounts place a bell post at the center of the compound, near the fort's flagpole. The bell at the top of the post once was in the L.D.S. temple in Nauvoo, Illinois, and was carried across the plains by wagon. After the original pioneers moved out of the fort and into permanent homes in the city, the fort remained as a campground for new arrivals.

After 1890, the fort site was used as a playground and the site was formally designated as a city park on July 24, 1898. The park was part of a larger twenty-year plan to beautify areas throughout the city with new parks, boulevards, playgrounds and other formally designed recreation areas. This followed a national trend of civic beautification later dubbed the "City Beautiful" movement. The legacy of this plan remains, not only with parks such as Pioneer Park, but with the planted park strips along streets such as 600 East.

The neighborhoods surrounding the park became home to a wide range of ethnic groups brought by the railroad and mining industries, including Japanese, Syrian, Italian and Greek communities. Nearby buildings, including the Holy Trinity Greek Orthodox Church, Japanese Church of Christ and Salt Lake Buddhist Temple, are surviving reminders of this period. Businesses and industries attracted by the proximity of the railroad began to settle in the area, and gradually pushed most residents out.

As the neighborhood transitioned into a predominately industrial area, Pioneer Park became less used and acquired a seedy reputation. Several proposals for other uses for the park were debated between 1948 and 1955. City officials considered redeveloping the park and neighboring property into a golf course or selling the park for private development. Historical groups such as the Sons and Daughters of Utah Pioneers opposed such proposals based on the fort's historic significance as a pioneer site. In

1955, the Sons of Utah Pioneers proposed a plan for the park, which included reconstruction of the fort's walls and cabins. Civic booster, Nicholas Morgan and architect Edward O. Anderson proposed a similar plan, in 1971. The park was listed on the National Register in 1972 and became a city landmark site when an ordinance was passed in 1976.

The Park is listed on the National Register of Historic Places for its significance as "an important part of early Mormon activity in the Great Basin. It was the home of the Mormon Pioneers until they began to move into their town lots in 1848 and 1849." (National Register Nomination, "Old Pioneer Fort Site," prepared by the Utah State Historical Society, 1972). The nomination also notes that the fort was the setting of a December 9, 1848 meeting to organize the provincial State of Deseret, the site of the first school held in the Salt Lake Valley, and the site of the first elections. Although this aspect of the park's significance is strong, the integrity of the park with regard to this aspect is not readily apparent. No visible evidence of the original fort remains on site. It is not known if there are archaeological resources remaining from this period. The consultants for the final use plan include an archaeological survey of the park as part of their recommendations. This work could make valuable contributions to the understanding and interpretation of the site's pioneer past.

Pioneer Park is additionally significant as one of the city's early parks and for its association with the "City Beautiful" movement. Photographic evidence indicates that much of the landscape from this period remains, including many of the trees, the overall topography, and the formal arrangement of the walkways. Historic structures in the park, such as the old wading pool and the original bandstand have been removed, as have the original walkways and playground equipment. It is Staff's opinion that the primary, character-defining features of the park associated with this aspect of its significance are the trees, the flat topography, and the formal arrangement of the walkways.

Pioneer Park has remained a problematic area for the city, and various plans for the park have been proposed in the last decade, including a proposal for a new baseball stadium on the site and changing the park's name to "Pioneer Square" to allow nearby restaurants to serve liquor. Other improvement projects for the park have been completed, such as new restrooms, a small stage, and an area for the popular farmer's market. Funds for these upgrades, completed in 1996, came from the City's Redevelopment Agency. The Pioneer Park/Fort Restoration Committee, a group of park lovers formed to recognize the historic significance of the park, spearheaded construction of flagpoles in the center of the park and have maintained the flags that fly in the park.

The park's central location, single ownership, and sheer size have made the park attractive for a wide range of alternative projects, from the golf course proposed in the 1950s to several recent proposals. These have included the proposed construction of the Living Planet Aquarium on the east half of the park (later relocated two blocks west) to the Olympic Commemorative Amphitheater. All of these proposals have generated much public discussion and spirited debate over the future of the park, but none have been formally submitted to the Historic Landmark Commission for review.

Finding a long-term use and solution to Pioneer Park's problems has been a goal of Mayor Anderson's administration. The Mayor secured a grant from the American Planning Association, in conjunction with the City Parks Forum, to fund a "Final Use Plan" for the

Park. The City selected Design Workshop, a national planning and landscape architecture firm, to prepare the plan. The consultants assembled a group of 28 stakeholders from a broad spectrum of interests, including history, business and community groups, social service providers, and City staff. In a series of meetings, the stakeholders and consultant team first established a set of objectives for the park. These objectives included the following:

1. Design should support activity in park.
2. Interpret and display historic information in park, including entire development and evolution of park.
3. Allow expansion of farmers market in park.
4. Create a safe environment.
5. Preserve open spaces.
6. Create a park that can be maintained as a first rate park.
7. Provide active security.
8. Stimulate residential population.
9. Stimulate economic growth around park.
10. Create a balance between citywide park and homeless population.
11. Create a park that invites all users.

The consultant team and stakeholders then formulated and refined a plan for the park that addressed the broadest range of these objectives to the greatest extent possible. An extensive series of meetings with the public and focused stakeholder groups was also part of the process. There was additional information on the priorities and process from Design Workshop attached to the staff report. At the conclusion of the process, the stakeholders voted to endorse the first phase of the plan. No vote was taken on the proposed ice sheet and water screen.

Design Workshop provided the following description for the overall design concept outlined in the Final Use Plan: The park is organized around a central green, “the gathering place” that is encircled by a large promenade and active recreation uses. The central green functions as an open playing field or audience event space oriented towards a stage to the north. The promenade, which is a wide decomposed granite pathway, surrounds the park that also serves as the market path for the farmers market. Active recreation uses in the park include relocated basketball court, volleyball court(s), and bocce ball courts. The park is designed to be flexible as an event space with a main stage and several small spaces conducive to informal performances. This allows for the park to have different characters at different times of day, during the week, and during the four seasons.

The park’s historical significance, dating back to pre-pioneer settlement until the present day, is emphasized by several elements including an historical walkway through the park and ground plane monuments that tell the many stories of community in this neighborhood. The park’s east entry will be the historical gateway to the park making reference to the fort’s entry point. Heritage gardens will contain the many plants brought to this valley by the pioneers and immigrant communities that have all shaped this region. Monuments on the corners of the park will represent the dimensions of the plat of Zion and represent the scale of the original fort. Historical interpretations will be located throughout the park offering opportunities for learning and discovery with each visit.

Several elements have been proposed that engender the sociability of the park on an everyday basis. "Outdoor rooms" on the four corners of the park are proposed that will act as front porches to the park and make the park more inviting to the community. A cafe and outdoor eating area will attract everyday visitors. Restrooms will serve both everyday users and event patrons. A tot lot, playground, and water play feature will invite families into the park. Benches, drinking fountains, and enhanced lighting are fundamental elements of all parks. A dog park is proposed to provide greater opportunities for current and future residents of downtown and increase everyday presence and community connections.

Proposed future phases of the park include the addition of elements to further diversify the activities and programming of the park. Phase II represents the addition of an Olympic size skating rink into the central gathering place. The skating rink would provide for winter recreation in the park. Phase III would introduce a unique water feature that forms a water screen onto which images are projected. The water screen will enliven the park in the evenings and provide a unique entertainment opportunity for the city. The water feature will be a ground plane water element when not in use.

Mr. Knight said that the Historic Landmark Commission should use the standards contained in Section 21A.34.020(G)(1-12), Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure, of the City zoning ordinance in making its findings regarding the final use plan. Some of the standards are not applicable in this case, because the property is not a building. However, most of the standards are applicable to the park landscape. The standards state the following:

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.*

Staff's discussion: A stated goal of the final use plan is to retain Pioneer Park as an open and public green space, but to enliven the existing park and make it more inviting to a broad range of users. The historic purpose of the park will be maintained.

Staff's finding of fact: The final use plan calls for Pioneer Park to remain in use as a park, and to remain as open space. The proposal meets this standard.

- 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.*

Staff's discussion: No surface features remain from the Pioneer Fort period. The primary character-defining features in Pioneer Park are the trees, landscaping, topography and formal layout. The existing trees were surveyed as to age, size,

location, and health. Every effort was made to retain as many existing trees as possible, especially large, mature trees. The plan calls for the retention of 310 existing trees, removal of 10 trees, and planting of 115 new trees. A majority of the park will remain as planted green space. If the proposed second phase skating rink is installed at the center of the park, the rink would require an 84'x200' flat paved area. In the summer, this area would function as a large plaza. Planters or other elements that could be removed in the winter could soften the potential effect of this loss of green space. This approach should be explored further in any future design work. The overall topography of the park would remain relatively flat, allowing for unobstructed views across the park, as has been the case historically. Variations of up to four feet are proposed on the central green to create better sightlines to the stage area, and in the dog park area. The new trees, arrangement of walks and overall layout maintains the formal, axial layout of the original park.

Staff's finding of fact: The historic character of the park, including the formal layout, green space, topography, and mature trees, will be maintained if the recommendations of the plan are implemented. The proposal meets this standard.

3. *All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.*

Staff's discussion: The final use plan does not call for reconstruction of any fort elements or undocumented park features. Pioneer Park's past will be acknowledged through a set of new elements, such as "history rooms," the "history walk" and new playground that will be designed to have information on all aspects of the park's history and the important events and people associated with the site and the surrounding area. A commemorative bell tower is also proposed as an element to tie the park back to its pioneer fort past. The tower would be similar to that approved by the commission in 2001.

If the City elects to attempt a reconstruction of the original fort or portions of the fort, extensive further historical and archaeological research should be conducted into the original appearance, location and design of the fort and elements such as the bell tower. Earlier proposals for reconstruction, such as those advocated by Nicholas Morgan in 1971, have relied extensively on conjectural design, and do not reflect research conducted since the 1970s. It would be more accurate and appropriate to base any new design on information that can be verified by historic or archaeological evidence, and leave conjectural details out of the design. Such an approach has been used on many recent reconstructions, including the Social Hall Museum in Salt Lake City, the Ben Franklin House in Philadelphia, and the Martin's Hundred Fort reconstruction in Williamsburg, Virginia.

New elements such as new buildings, the ice sheet, and equipment for the water screen have not been fully designed, but the intent of the plan is that these new features should be designed to be compatible with the character of the park, but would be clearly discernible as new construction.

Staff's finding of fact: The plan calls for acknowledging the park's history through the use of new elements, and does not call for any alterations which have no historical basis. The proposal meets this standard.

4. *Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.*

Staff's discussion: The plan calls for the removal of the existing restrooms, playground, tennis courts, and some existing walkways. None of these elements are significant, character-defining features, and most date from the 1996 work on the park.

Staff's finding of fact: No alterations or additions that have acquired significance in their own right will be removed. The proposal meets this standard.

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*

Staff's discussion: Staff is not aware of any distinctive features, finishes, construction techniques or examples of craftsmanship that would be removed as part of the work proposed by the final use plan.

Staff's finding of fact: The overall character of the park as open green space with many mature trees will be maintained, and no distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the park will be removed. The proposal meets this standard.

6. *Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*

Staff's discussion: It is the goal of the Final Use Plan to retain the important features of the park, such as the open green space and mature trees. Trees and landscaped will be retained where feasible, and new trees will be selected to be compatible with the park's historic character. New walkways would be paved with decomposed granite, instead of concrete. This material is closer to the historic material used on the park's walkways, as seen in historic photographs.

As discussed previously in this staff report, it is important that any reconstruction of fort elements be based on historic or archaeological evidence, and not on conjectural design.

Staff's finding of fact: Existing character-defining historic elements of the park will be retained and repaired where possible. Replacement features will be compatible with the historic character of the park. The proposal meets this standard.

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.*

Staff's finding of fact: This standard is not applicable in this case.

8. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Staff's discussion: Much of the detail regarding the design of new features and buildings in the park remains to be resolved, but staff is of the opinion that in concept, the proposed new buildings and features would be compatible with the scaled and character of the park. The ten acre size of the park allows the introduction of new elements such as basketball courts, a dog park, a playground, bocce courts and an ice rink without negatively impacting the overall sense of open, green space and tranquility in the park. The proposed water screen would be large when in operation, but it is staff's understanding that the equipment associated with the screen would have a low profile and would be small in scale in relation to other elements in the park when not in use. Contemporary designs for new elements could be appropriate, as could more traditional designs.

The plan recommends an archaeological survey of the site to determine if archaeological remnants of the pioneer fort still exist. If the survey results show that there is remaining archaeological material, excavation of the areas impacted by new construction would mitigate any loss of archaeological material.

Staff's finding of fact: New park elements as proposed in the final use plan do not appear to impact significant cultural, historical, or architectural material, and the basic form, location, and massing would be compatible with the size, scale, and character of the park. Additional detail must be supplied as the design for individual projects is developed, but the proposal meets this standard insofar as can be determined at this time.

9. *Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Staff's discussion: The proposed changes to the park as outlined in the final use plan appear to be reversible. Conceptually, it is staff's opinion that the proposed new buildings, structures and features would not impair the essential historic integrity of the park. The size of the proposed new buildings would be commensurate with the previous bandstand in the park, and structures seen in other parks historically in Salt Lake City. Larger features such as the proposed ice sheet and water screen will have

a low profile above grade, and would probably not significantly affect the open vistas and appearance of green space that is an important historic feature of the park. The compatibility of the new features in terms of architectural features, materials, and detail remains to be determined as the designs of these features develop.

Staff's finding of fact: The proposed changes to the park as outlined in the final use plan appear to be reversible. The general size, scale, location and massing of proposed new features is compatible with the character of the park. Additional detail must be supplied as the design for individual projects is developed, but the proposal meets this standard insofar as can be determined at this time.

10. *Certain building materials are prohibited including the following:*
- a. *Vinyl or aluminum cladding when applied directly to an original or historic material, and*
 - b. *Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials.*

Staff's finding of fact: This standard is not applicable in this case.

11. *Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in Part IV, Chapter 21A.46, Signs.*

Staff's finding of fact: This standard is not applicable in this case.

12. *Additional design standards adopted by the historic landmark commission and city council.*

Staff's finding of fact: No applicable additional design standards have been adopted by the Historic Landmark Commission and City Council for Pioneer Park. This standard does not apply in this case. If the HLC and City Council adopt the Final Use Plan, the Plan will serve as an additional set of design standards to be used in evaluating future projects in the park.

Mr. Knight offered the following Staff recommendation: "Overall, it is Staff's opinion that the proposed final use plan addresses the wide ranging objectives identified by the stakeholders committee, without negatively impacting the historic integrity and character of the park. Many details remain to be resolved as individual projects go forward. Based upon the findings of fact in the staff report, Staff recommends that the Historic Landmark Commission approve the plan as proposed and adopt it as the basis for review of future projects in the park., with the following conditions:

1. The projects outlined in the final use plan will return for approval by the Historic Landmark Commission. The conformance of the projects with the adopted final use plan shall be considered in addition to the standards in the ordinance for review of the projects;

2. The design for the park will acknowledge the entire history of Pioneer Park and the surrounding neighborhood;
3. An archaeological survey of the park will be conducted to ascertain the extent of archaeological resources in the park, and that any impact on these resources is mitigated as construction proceeds. The survey and mitigation will conform to the standards established by the National Park Service; and
4. The text for historic, commemorative or interpretive elements and plaques will be reviewed by a historian for historical accuracy. The historian shall meet the professional qualifications established by the National Park Service in 36 CFR Part 61, Professional

Mr. Simonsen called for questions for Staff pertaining to the staff report or Staff's findings of fact; any questions about the proposal should be directed to the applicant.

Mr. Simonsen said he did not find any discussion whether or not the findings of retaining and preserving the elements are of historical character. Mr. Knight said that the most striking features of the park are the trees. He added that historic photographs show that the sidewalks and courts are more contemporary.

Ms. Rowland asked if the archaeological survey would only be done in the areas to be excavated. Mr. Knight he did not know if the entire park would be surveyed as to where the archaeological resources were located, and then concentrate on any areas that would be disturbed.

Mr. Christensen said that he really appreciated the four points in the Staff's recommendation. He inquired that if artifacts are found, would they be the property of the City. Mr. Knight said that he believed the State Archaeologist at the Division of State History would be involved because the City has little provisions in the ordinance for archaeological resources. He added that the City also does not have the expertise and the experience to deal with these issues.

Mr. Fitzsimmons would the park be closed during construction. Mr. Knight suggested asking the applicant.

Mr. Simonsen suggested that the Commissioners who participated in the stakeholders' workshop comment on the process and share any prospective they had that might be useful to the full Commission. It was pointed out that Ms. Mickelsen, Ms. Giraud, Mr. Knight, and former Commissioner Willy Littig, were among the stakeholders.

Upon hearing no additional questions or comments, Mr. Simonsen invited the applicant to come forward to address the Commission.

The applicants, Mr. Rick Graham who is the Director of Public Services for Salt Lake City, and Ms. Nancy Monteith, Consultant, from Design Workshop. Mr. Graham stated that this proposal was an attempt and a mission to create a final use plan for Pioneer Park. Mr.

Graham said that he believed this study has been an important opportunity to see the many changes in the community and to contribute in the long-range future of the park.

Mr. Graham stated the following: "As we met with our stakeholders group and went through that process we really tried to talk about what the community is going to be like in the future and what we can do to utilize our future monies wisely and design something that is going to work not only at the present time, but also create wonderful opportunities and stimulate growth and development in the future. I am very pleased with the work that our stakeholders group has done and very pleased with the process. It was a very interesting process with a diverse group of people." He indicated that over a dozen meetings were held, including meetings during the farmers' market activities soliciting public comment. Mr. Graham said he believed those involved have accomplished much towards their goals for Pioneer Park. He added that a broad range of input that was received was incorporated into the proposal. Mr. Graham said that as this park development emerges one would then see what it will do to the local community and whether or not it will stimulate neighborhood and residential development, and stipulates other types of development and economic growth, as well.

Mr. Graham said that the stakeholders wanted to enhance the facilities for the farmers' market. He mentioned that the farmers' market has become a very important part of the community. Mr. Graham stated that the stakeholders wanted to enhance the historical character of the park and be able to tell the story of the park and its lively and diverse community. He said he believed that the story would be told in the design elements and in other ways, as well. Mr. Graham said that added improvements that offer a broad range of diverse opportunities for activities, not only on a periodic basis, but was wanted on a twelve-month yearly basis.

Mr. Graham mentioned that the proposal was submitted in three phases. He said that the key to the success of the park was to create an activity base for the community. Mr. Graham said that the ice sheet and the water feature would "fill a real notch and need" and provide a unique opportunity to generate and to bring people into the park on a year-round basis. Mr. Graham said that by adding unique features such as a wintertime activity as in the ice sheet and the feature like the water screen are opportunities draw a large population give the public a reason to come down and participate in something very unique.

Mr. Graham stated that he hoped after the Commission evaluated the planning process that the conclusion would be the same as Staff's recommendation to adopt this planning concept.

Mr. Graham introduced Ms. Nancy Monteith, consultant from Design Workshop. Ms. Monteith used a briefing board to help describe the project. She said that she would like to describe the elements more carefully and show how the process influenced both the choice and the design of the park. Ms. Monteith reiterated that the challenge of the park was to create a balance between reviewing the rich history of the park as well as creating a place for a contemporary urban lifestyle.

Ms. Monteith said that the idea of the planning concept was to create a lot of movement and circulation throughout the park. Ms. Monteith presented a detailed description of the elements proposed in the final use plan, which included the following:

Existing trees: Through the public process, the trees were often identified as the most valuable resource in the park. The planning efforts have endeavored to preserve as many of the existing trees as possible, relocating trees where feasible, and minimizing the number of trees that would be removed. 54 trees would be relocated and 10 trees would be removed.

Proposed trees: The proposed planting scheme aspires to compliment the existing structure of the tree planting. It also serves to articulate the pedestrian promenades and creating areas of refuge. 115 new trees are planned in the proposal.

Gateways/History: Archeological surveys have been recommended in the park. History rooms are proposed on each of the four corners. The curb will be bumped out into the street to make the park more accessible.

Heritage garden: Approximately 10 planting areas are planned for a heritage garden. The park was used for experimental agriculture in order for the pioneers to discover what plants would prosper in the Salt Lake Valley. A desire for more botanic richness in the park was identified through the public process. Numerous decomposed granite pathways that facilitate access to the gardens and seating areas in the garden will bisect the garden.

History walk: The existing east west path occurring at the midpoint of the park is recommended for improvements including new concrete, increasing its width, and utilizing the ground plane for a historic timeline.

Playground: Currently a playground exists in the park. The plan recommends that the location of the playground be moved to the northeast corner and could incorporate historic narratives and themes to express the history of the park and the area. The playground also contained a zero depth water feature to expand the play opportunities in the park. The water feature could refer to the spring that was located where the Holy Trinity Greek Orthodox Church now stands.

Bell tower: The Daughters of the Utah Pioneers (DUP) would like to see the replica of the Nauvoo bell located in the park near the eastern gate. This plan identifies a preferred location for the bell tower.

Farmers' market: The farmers' market has been a vital presence in Pioneer Park for the past 12 years. The large numbers of people who felt that its continued presence was an important key to success for the park evidenced the popularity of the farmers' market. The proposed promenade would constitute the primary circulation for both the park and the farmers' market. A wide path of decomposed granite is bounded on either side with concrete paths. Vehicular access for the vendors is to be located just south of the northeast and northwest corners of the park.

Festivals/Concerts/Events: The park has been designed to invite both small and large gatherings. The great lawn forms the central and primary gathering place in the park. It is

a large area that can host an audience for a major event or can function as a large informal playing field. The café/stage building will house a counter service café, stage, and six restrooms. The south half of the building functions as an open-air stage in the summer. In the winter glass panels come down to enclose the space and create an indoor seating area for the café. Surrounding the north end of the café is outdoor seating.

Active recreation: Bocce ball courts had a tremendous support, as did basketball courts and volleyball courts.

Passive recreation: The trees and cool grass of the park serves as a much-needed refuge for the area residents and homeless populations particularly during the heat of the summer. Benches will be located along the promenade path, the heritage garden, and in the history rooms. Moveable chairs and tables would be located in the outdoor seating area surrounding the north end of the café.

Neighborhood activities: Pioneer Park has had a long history of criminal activity. Design and planning efforts have been directly focused on reducing the opportunity for this kind of activity to persist in the park. Creating many activities in the park as well as maintaining sight lines through the park are the two primary objectives to address the safety concerns in the park. A dog park is proposed in the southwest corner. The dog park will be an off-leash fenced area. Water and shade would be present for both dogs and their owners. A fence will compliment the other site features in the park.

Visitor activities: Visitors to the area will be attracted to the historic elements and narrative, the recreation possibilities, and the care with outdoor seating.

Phase II: This phase would constitute the addition of an 84-foot by 200-foot skating rink (ice sheet). The skating rink would occur in the center of the park and serve as the primary attraction during the winter months. It would be large enough to accommodate hockey. In the summer, it would function as a large plaza area that would be filled with tables, chairs, and umbrellas.

Phase III: This phase would introduce a water screen feature for large-scale entertainment purposes. The water screen is a unique entertainment feature with equally unique technology. Water is projected into the air onto which a 70mm film is projected. The images could be something of historical content, and should enrich the historic content of the park.

Mr. Graham said that the water feature exhibit could be used for a variety of things. He added that it would be a unique feature in Salt Lake City. Mr. Graham said that most of the structure would be underground and computerized. He stated that the water screen would only be seen at night and the water feature would be developed as a fountain during the day. Mr. Graham said that the water would be contained and re-circulated. He noted that there would be some evaporation and spillage. Mr. Graham said that there has to be enough pressure to project the water screen 80 feet into the air, re-circulate it and keep it going. When asked, Mr. Graham said that there were existing sites in Baltimore, Maryland, and in the Olympic Park in Sydney, Australia, where it was a popular venue during the Summer Olympics.

Mr. Simonsen asked if there were any questions for the applicant. The Historic Landmark Commission made the following inquiries, concerns, and comments:

- Ms. Mickelsen asked about the cost to install and maintain a water feature such as the one proposed for Pioneer Park. Mr. Graham said that he did not have the exact figure, but knew that it would be relatively expensive. He stated that procuring the funding would be one of the challenges they face. Mr. Graham said that he believed that the benefits would be significant enough for the City to invest into the unique water feature. He added that the figures the design consultants developed were 1.2 million dollars for the construction, the mechanics, the videos, the images, but not the programming. Mr. Graham said that a 70mm film is not like a home movie. He noted that there would be a production cost on top of that. Ms. Mickelsen said that it would have to be professionally done. Mr. Graham agreed and said that someone would be hired who specialized in this sort of projection. He pointed out that the City is already involved with the entertainment business and provides musical concerts; this would be a new aspect of the entertainment business.
- Mr. Simonsen asked if it would be similar to any outdoor film venue except the screen would be different. Mr. Graham said that it would but it would not be "Hollywood" clear picture. He indicated that a water screen can only be so smooth. Mr. Graham talked further about the quality of the projection by saying that it would be a different type of entertainment with visual effects and a great opportunity of telling some pioneer stories and stories about this community through images, pictures, music and the spoken word. Mr. Simonsen said that it would be specialized with programming and doing a film series. Mr. Graham said that would be true.
- Ms. Heid inquired why the stakeholders endorsed Phase I, but did not vote on Phases II or III of the proposed project. Mr. Graham said that Phase I is called the base of the project and believe all those elements would be absolutely important in accomplishing the City's objectives. He said that not knowing what the extra costs would be involved in the construction of an ice sheet and the water screen; the stakeholders collectively had questions about Phase II and III. Mr. Graham added that there was a very strong support for Phase I. He stated that the entire concept would be proposed to the City Administration and show how the concept would tie together in the grand scheme as the park matures and opportunities are available. Mr. Graham said that these types of activities are unique and would help to accomplish the City's goals of activating the park in such a way to have continuous types of activities that would be of interest to the public.
- Mr. Christensen pointed out that he was pleased to see the criminal issues in the park were addressed under "Neighborhood activities" as part of the analysis. He said that at the time when Pioneer Park was being considered as an Olympic Park, the Police had serious concerns about sight lines through the park and the ability to drive around the outer perimeter of the block and monitor the various activities in the park. Mr. Christensen talked about the four-foot berm and the fencing of the dog park and inquired if that would become a "nightmare" for the Police. He asked

if the Police Department had been brought into the discussions with the stakeholders. Ms. Monteith said that she did not have enough background information to be able to answer that question. Ms. Mickelsen said that Police Officers were part of the stakeholders group. Ms. Monteith said that the sight lines through the park would remain. Mr. Graham said that a building would be added which would curtail the sight lines through that area. However, he said there is currently a restroom building in the park. Mr. Graham pointed out that one of the City's objectives is to make the park a safe place and everything will be done to maximize that so the Police Department will be consulted. Ms. Monteith talked about the topography of the park and the fact that there is only about a 2% grade in the center. She also said that when other cities were consulted, neighborhood dog parks have created a lot more activity. Ms. Mickelsen clarified that the walkway around the park would be accessible for vehicles so Police could continue to drive around the perimeter of the park. Ms. Monteith said that was accurate, but she was hoping for horse-drawn carriages around the park. Mr. Simonsen asked if the intent is that the dogs could run loose within the dog park. Ms. Monteith said that was correct. Mr. Graham pointed out that it would be a physical barrier with a 3 or 4-foot decorative type of fencing; whatever would meet the criteria historically.

- Mr. Parvaz asked if there would be a place for skateboarders since that activity is very popular with the youngsters. Mr. Graham said that skateboarding did not come up in all the discussions as a high priority feature but clearly one of the things that he had been looking at. He pointed out that the hard surface of the ice rink could be used as a modular skate park in the summer months. Mr. Graham said that the modular pieces of equipment have become very attractive, sturdy, durable, and could easily be moved around.
- Mr. Fitzsimmons talked about the proposed ice rink. Mr. Graham said that it would be an Olympic size ice rink so it could accommodate many people. He added that the proposal did not consider using it for league hockey games, but more of a public recreational use, but things could be adapted over a period of time. Mr. Fitzsimmons inquired about ownership of the heritage garden and how would that operate. Mr. Graham said at this point the City would take ownership and take the responsibility of maintaining the garden. However, he said that the City would always be looking for opportunities for partners as the development of the garden takes place. Mr. Graham said there are groups representing different nationalities that participate in the International Peace Gardens. Mr. Fitzsimmons said it would be a very labor-intensive operation. Mr. Graham said that it could be but the garden would not be a formal ornamental place; it would be comprised of natural plants native to the area, as much as possible, representing what was existing when the pioneers first arrived. Mr. Fitzsimmons inquired if the proposal called for gray water to be used. Mr. Graham said that gray water is used in other areas where it is accessible. He talked about studies being done developing strategies with Public Utilities to use gray water in the Rose Park area for Rosewood Park and the Rose Park Golf Course. He said that well water was being used at the Glendale Golf Course.
- Mr. Simonsen inquired about any discussion regarding water usage in the park and the limited resources available. Ms. Monteith said there were discussions about the

water resources when the concept was proposed at the farmers' market. She added that public comments were to make it as arid as possible and every effort for the use of the water should have a maximum effect with the minimum amount of water. Ms. Monteith said that there would still be an addition of a water element in the base plan, but as small as possible so that it would serve its function but not too excessive. Mr. Fitzsimmons said that it still would be ten acres of irrigated space. Mr. Graham stated that the City would use the most up-to-date technology and resources in terms of water application, recapturing water, which would be controlled and operated by a computerized system. He added that manually operated system have become a challenge in some of older parks in the city. Mr. Graham said that technology for systems that focus on conserving water is becoming better but he recognized the challenges of having such a large grassy area. He noted that the plantings in the garden would reflect that.

- Mr. Christensen said that he probably was the only person in the room that did not know what bocce was. Mr. Graham said that bocce could be characterized as lawn bowling. Mr. Christensen asked if the courts could be used for something else. Ms. Monteith said that the courts would be made from decomposed granite and a combination of crushed oyster shells, but they could be on grass. Ms. Monteith pointed out that a week after the concept plan went public, Mr. Graham received a letter from the Utah Bocce Association wanting to know if the courts could accommodate them in one of our parks because they wanted to have international competitions. He said that he was excited to have that type of activity in the park.

Mr. Simonsen said that in the interest of time he would like to move on to the public comment, unless the Commission had additional questions or comments.

Since the Commission had no further questions or comments for the applicant, Mr. Simonsen opened the hearing to the public and asked if anyone wished to address the Commission. The public made the following inquiries, concerns, and comments:

- ♦ Mr. Simonsen commented on the letter from Ms. Hermoine Jex, an interested citizen. A copy of which was filed with the minutes. The letter contained several points of interest. She wanted Pioneer Park to be protected and preserved and the ten-acre park to remain open space.
- ♦ Mr. Bob Farrington, Executive Director of the Downtown Alliance Association, said that the association represented 2,500 property owners in the downtown area and was the organizers of the farmers' market and the downtown arts and crafts market. He stated that great cities have great parks and he said he believed the planning concept for Pioneer Park has the potential of turning it into a great park. He added that he has welcomed the involvement in the stakeholder group because it has been an excellent process. Mr. Farrington said that it has been a collaborative process to come up with a plan that met the objectives of most everyone involved. He commended the Staff and the consultants who he said did a "great job" of articulating the entire package. Mr. Farrington stated that the farmers' market brought in 100,000 people last year and which makes that event the largest "users" and sometimes "abusers" of the park. He said that the Downtown Alliance has worked closely with the design group working out details that would have a

significant improvement enabling them to operate and expand the farmers' market. Mr. Farrington indicated that when the farmers' market first moved to Pioneer Park twelve years ago, there were five vendors; there are now 200 vendors, which has created a better community event. He said that the Downtown Alliance hardly endorsed the proposal.

- ◆ Mr. Tim Funk, Crossroads Urban Center, stated that Crossroads is both a service and advocacy organization and serves many homeless people who use Pioneer Park. He said that Crossroads has been an advocate for better use of Pioneer Park and for a better use for different parcels of land in the immediate area. Mr. Funk said that Crossroads was active in getting the multi-family-ethnic senior high rise in 1977. He said, "We have been there and have been very truculent about the other proposal for the park. We fought against the park becoming a baseball park. We fought against it becoming an aquarium in the desert. We fought against the Olympic Park. We have participated in good faith in the present process. This process is how it should be done...We feel like we have been heard." Mr. Funk said that there has been a good response about the concerns of keeping the park open space that is hospitable to the people who use it primarily during the daytime hours and the clients of the local homeless service providers. Mr. Funk said that the Crossroads Urban Center support Phase I, but have a problem with Phase II and III. He said that the problem is again with the "grandiose" concept. Mr. Funk pointed out that Pioneer Park did not have to be a regional or a destination park; it just needs to be a park. He urged the Historic Landmark Commission to support the base phase, but to evaluate the concept of the other two phases carefully. Mr. Funk stated that a good illustration was when the discussions began of the possibility of making Pioneer Park an Olympic park. He said that there was no planning process, it was a "gargoyle" presented to the community. Mr. Funk said that during a briefing session, he heard the former Planning Director say that the plans were progressing because there was money available and the City should take advantage of the money that was offered. He cautioned the Commissioners to approve the base plan and move forward with vigilance with Phase II and Phase III, until it would be financially feasible and fit into the community.
- ◆ Mr. Gary Porter, representing the Church of Jesus Christ of Latter-day Saints, stated that he also would like to express appreciation for the planning process and allowing the stakeholders to express their special interests, and for the way the plan has developed particularly in keeping the historical element of Pioneer Park in place. Mr. Porter said that the pioneers who came to this valley and established the heritage ought to be recognized, highlighted in the park, and be a large part of the presentation so that their contribution is not forgotten; a memorial to the Pioneers. He also said that the plan seemed to have a considerable amount of open space, which was in keeping with the original intent of the park, to beautify the city enabling the neighborhood residents to enjoy it. Mr. Porter stated that he supported any activities that would enhance the downtown area. He said that the farmers' market has been a very positive event bringing about activities in the park for families and others to enjoy the aesthetics of the park in a downtown area. Mr. Porter said that he supported Phase I, but was less enthusiastic about Phases II and III because of the higher operating costs and less emphasis on the historical significance of the park.

- ◆ Mr. Brad Baird, Downtown Alliance and current manager of the farmers' market, stated that he appreciated the opportunity to speak on behalf of the farmers' market and its 200 plus vendors and the 100,000 people being brought into Pioneer Park every summer and fall. He too expressed appreciation for the planning process that has taken place and participating in the stakeholders' discussions. He added that the City Staff and the consultants were willing to listen to everything that the Downtown Alliance offered and to be commended for the design for the challenges they met in incorporating all of the different ideas that were present. Mr. Baird stated, "We could not do the market without the ambience of the park. We hear from customers every single week that they absolutely love the park." He urged the Historic Landmark Commission to retain the park's beauty and the historic nature of the park.
- ◆ Mr. Michael Place, President of the Western Nut Company, stated that his company was located in very close proximity to Pioneer Park. He commended those who serve on the Historic Landmark Commission for their service to the community. He said that the Western Nut Company has been located near the park for almost 25 years and he has been there for 20 years and talked about the evolution that has transpired with the park over the years. Mr. Place said that he believed progress has been made with concept proposed for the park. He asked three questions, "What are we going to do with the park? When are we going to do it? How are we going to do it?" Mr. Place said that it was absolutely essential that as a bare minimum that Phase I be done at one time in an effort to change people's impression about the park. He talked about his involvement with the stakeholders group and said that the plan would address the issue of lawlessness that has existed in the park. Mr. Place stated that many of the folks who take services from the various service providers that are located in close proximity to the park, have a social problem and other problems that require the use of ambulances and fire engines responding to an emergency on numerous occasions. He added that when a family staying at the hotel across the street sees these kinds of activities are frightened away. Mr. Place said that it would be his recommendation to make sure the funding is in place for Phase I. He added that if it is "piecemealed" the City would be throwing money away. Mr. Place commented that he did not have enough information regarding Phase II and Phase III to say those plans were a proper investment of "our" money. He mentioned that many of the "great legacies that were left to various communities" were done during the great depression and they still stand as monuments to the country today. Mr. Place said that he did not find the dog park in harmony with the historic nature and the memorial historical events of the park. He added, "I don't think you would put a dog run in a cemetery." He said that was his only objection to the Phase I proposal. Mr. Place said that he was clearly interested in the future of the park and mentioned that he has allowed the public to use the parking lot of his company Saturday mornings for the farmers' market activities. He said that it was simply a token gesture to show how committed his company is to doing what is best for the community.
- ◆ Ms. Mary Johnson, Daughters of the Utah Pioneers (DUP), thanked the Commission for letting her has a voice on the proposal. She said that the DUP has been involved as a stakeholder from the very beginning. Ms. Johnson said that the

main purpose of the DUP is to the Utah pioneers and to preserve the history and the heritage of all those who came to Utah. She pointed out that the DUP is nonsectarian, nonreligious, and truly interested in Pioneer Park. Ms. Johnson said that not enough people know the history of the park and the DUP is anxious to help promote that. She mentioned several proposals for the park and were disappointed that the lack of money stopped them every time. Ms. Johnson said that the DUP supports the planning concept for the park and hope that Pioneer Park will continue to represent the pioneer movement.

Mr. Simonsen stated that the Historic Landmark Commission is a planning body and many of the public was interested in funding issues. However, Mr. Simonsen said that funding issues are things that the Historic Landmark Commission would not consider, but that the public comments would be recorded in the minutes. He continued by saying that those in the City who do consider the funding for this project will be made aware of the public's concerns and ideas. He thanked everyone who participated in this meeting.

Upon hearing no additional requests from the audience, Mr. Simonsen closed the hearing to the public, and the Historic Landmark Commission proceeded into the executive session portion of the meeting.

Executive Session

Ms. Mickelsen stated that the process the planning concept has been through has been excellent. She said that the first week of the stakeholders' group discussion was spent by studying the entire block of Pioneer Park and identifying the different uses that are currently in the park. Ms. Mickelsen said that it was quite an "eye opener" for those who have the misconception to think of the park as a desert that speaks well for the future of the park. Ms. Mickelsen noted that there has been a certain amount hesitancy about Phases II and III. She said that in her mind, they did not derive from the process. She added that the stakeholders were not involved with the conceptual plan of Phase II and Phase III. Ms. Mickelsen said that on the last day of the meetings, the final plans depicted the ice sheet and the water screen. She did not believe the stakeholders felt comfortable about endorsing those two phases because they were "tacked on" at the last minute. Ms. Mickelsen said that ice skating was considered consistently throughout the planning process and was always objected to as being unfeasible for that park. She added that she was not saying that it should never happen at the park, but it appeared late in the planning process and Phase II and Phase III should go through the same analysis as Phase I. Mr. Simonsen asked if Ms. Mickelsen believes the process should be held back until all three phases have had the same assessment. Ms. Mickelsen said that the process should not be held back. She said that she wanted to go on record saying that there are some significant design features in Phase II and Phase III that needs to be considered and studied further.

Mr. Simonsen stated that all the phases are being presented at this meeting as a formal proposal with associated elements and findings needed to be clear whether or not the proposal is appropriate within the guidelines of the ordinance, and not based on whether or not the process was appropriate.

Ms. Heid commented that Staff's recommendation covers the plan in its entirety and not based on just Phase I. Mr. Knight stated that Staff based its recommendation on how those particular features, the ice sheet and the water screen, and what kind of effect they would have on the historic character of the park. He added that Staff did not get into the financial aspects of those features.

The following is a summary of the discussion that took place regarding the planning concept, with the Commissioners expressing his or her point of view:

Ms. Mickelsen said that there was once a swimming pool in the park so an addition of a water feature would not be new in the park.

Mr. Simonsen said that the water screen would not be a permanent structure, but even though it would be temporary, it would create barriers for sight lines.

Mr. Parvaz had a strong opinion that a piece of concrete 84 feet by 200 feet and 4 feet deep has any relevance with the historical aspect of the park. He felt like it would be too costly. He thought it would be appropriate to only make a decision on Phase I and wait until further study had been made on the other two phases.

Ms. Mickelsen stated that the Historic Landmark Commission would only be approving the concept of the plan and not the total design. She said that each element would have to go through a Commission review with more detailed plans. Ms. Mickelsen reminded the Commission that the design issue needed to be reviewed and not the feasibility issue.

Mr. Fitzsimmons complimented Staff on the excellent report. He supported Phase I and had concerns about the other two phases. He questioned the dog park but could see that it could become very popular.

Mr. Simonsen expressed concern that the Commission would make a decision based on the financial or environmental feasibility of the plan, and not focus on what is an allowable use in the park. He was not sure that the ordinance clearly spells out that the Commission has to recreate any historical aspect of the park. He was not sure that comments about those historical types of theme have any relevance because they are not based on a historical use or based on the original use from which this park was designated as a historical site that is still evident today.

Ms. Rowland asked if the public would have to pay to use the various venues in the park. She said if there is a cost to the public, then the project would become a commercial venture and not be appropriate.

Mr. Christensen expressed concern that the Historic Landmark Commission would be bound if the concept for all three phases was approved at this meeting. He wanted to be certain that each element would be subject for review.

Mr. Zunguze recommended that the Commission look at the activities being planned in this proposal and ask if they would be consistent or would they take away from the historical aspect. He said that the other thing that needs to be understood was the fact that there is an expectation that each venue would thoroughly be reviewed in detail by the Historic

Landmark Commission. Mr. Zunguze said that the Commission has to make a decision on the findings within the guidelines of the ordinance. He added that the Commission could not “pick and choose” based on what individuals would prefer.

Ms. Giraud stated that it would not be the historical soil that will be preserved. She said that an archaeological study would be done no matter what was being proposed. Ms. Giraud said that the historic nature of the park is far more evolutionary than what one will find with other historic sites or resources.

Mr. Simonsen said that he had been struggling with this discussion trying to understand what relevance it has to the findings of fact that the Commission uses to make decisions. He said that there are a lot of design considerations that the Commission might have questions about, but that is not what is being reviewed at this meeting, nor do the uses present any obstacles to the park being used as a recreation venue. Mr. Simonsen said that the only finding that has much relevance to it is the size and scale of each of those venues, unless they present obstacles of major structures that would impact the historical use of the park as an open space. He said that there was very little here that would change the characteristics of this park as an open space.

Mr. Simonsen entertained a motion.

First motion:

Mr. Parvaz moved in Case No. 026-03, that the Historic Landmark Commission approve Phase I, only, based on the findings of fact and staff report. There is no clear reference to the elements in Phase II and Phase III of the proposal in the ordinance or the guidelines. The other two phases need to have more study pending further investigation of the potential impact with the archeological findings.

The discussion continued.

Mr. Simonsen called for a second to Mr. Parvaz’s motion. Hearing none, Mr. Simonsen announced that the motion died due to the lack of a second.

Second motion:

Ms. Mickelsen moved for Case No. 026-03 that the Historic Landmark Commission accept Staff’s findings of fact with the specification listed with particular emphasis on the archeological study before any work is done and that each individual phase as it nears a point where a design is going on subsequently be brought before this body for more specific information.

Mr. Christensen suggested as part of the motion that any artifacts that come from the archeological study that Salt Lake City would work in tandem with the Utah Division of State History to determine the appropriate housing of such artifacts. Since there was no second to the motion, Ms. Mickelsen restated the motion.

Final restated motion:

Ms. Mickelsen moved for Case No. 026-03 that the Historic Landmark Commission accept Staff’s findings of fact with the specifications listed with particular emphasis on the archeological study before any work is done and that each individual phase

as it nears a point where a design is being developed subsequently be brought before this body for more specific information. Further, any artifacts that come from the archeological study that Salt Lake City would work in tandem with the Utah Division of State History to determine the appropriate housing of such artifacts. Mr. Christensen seconded the motion. Mr. Christensen, Mr. Fitzsimmons, Ms. Heid, Ms. Mickelsen, and Ms. Rowland voted "Aye". Mr. Parvaz was opposed. Mr. Ashdown and Ms. White were not present. Mr. Simonsen, as Chairperson, did not vote. The motion passed.

At 6:25 P.M., Mr. Simonsen announced that there would be a five-minute recess. Mr. Simonsen officially resumed the meeting at 6:30 P.M.

OTHER BUSINESS

Discussion of the Historic Landmark Commission's 2004 Merit Awards Ceremony and selection of award winners.

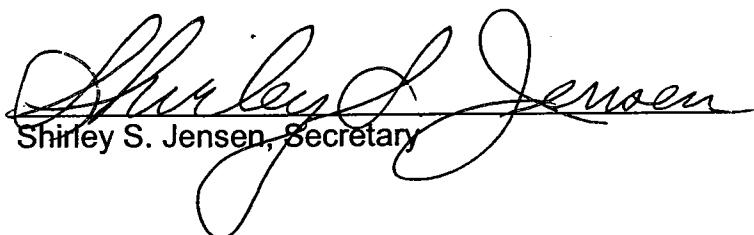
Ms. Giraud stated that the Citizens Awards Ceremony is an important part in the public relations between the community and the Historic Landmark Commission. She said that the Commission recognizes projects, whether they are large or small, and awards property owners who did the right things to be compatible with the historic district. Ms. Giraud said that it is also a time that former members of the Commission are recognized.

Ms. Giraud said that Mr. Zunguze asked the Staff to look structuring the awards in the future by having an Awards Nominating Subcommittee.

The members of the members of the Historic Landmark Commission voted for the projects of their choice. Ms. Giraud said that the results would be tallied and the results would be transmitted to the Commissioners.

Adjournment of the meeting.

Since there was no other business, Mr. Simonsen called for a motion to adjourn. Ms. Rowland moved to adjourn the meeting. Ms. Heid seconded the motion. A formal vote by the members is not necessary to adjourn the meeting. Mr. Simonsen adjourned the meeting at 6:50 P.M.



Shirley S. Jensen, Secretary

Exhibit B
Resolution from Governing Body

Sample Resolution to Accompany Application for *Preserve America* Community Designation

WHEREAS, *Preserve America* is a White House initiative developed in cooperation with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, and the U.S. Department of Commerce; and

WHEREAS, the goals of this initiative include a greater shared knowledge about our nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's irreplaceable cultural and natural heritage assets, and support for the economic vitality of communities; and

WHEREAS, this initiative is compatible with our community's interests and goals related to historic preservation; and

WHEREAS, designation as a *Preserve America* Community will improve our community's ability to protect and promote its historical resources; now therefore be it

RESOLVED, that the [City/County governing body] will apply for the designation of [City/County] as a *Preserve America* Community; and be it further

RESOLVED, that [City/County governing body] will protect and celebrate our heritage, use our historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.

Exhibit C
“H” Historic Preservation Overlay District
Ordinance

21A.06.050 Historic landmark commission.

- A. Creation. The historic landmark commission is created pursuant to the enabling authority granted by the Historic District Act, Section 11-18-1, et seq., of the Utah Code Annotated, 1953.
- B. General Purposes. The purposes of the historic landmark commission are to:
1. Preserve buildings and related structures of historic and architectural significance as part of the city's most important cultural, educational and economic assets;
 2. Encourage proper development and utilization of lands and areas adjacent to historical areas and to encourage complimentary, contemporary design and construction;
 3. Protect and enhance the attraction of the city's historic landmarks for tourists and visitors;
 4. Safeguard the heritage of the city by providing for the protection of landmarks representing significant elements of its history;
 5. Promote the private and public use of landmarks and the historical areas within the H historic preservation overlay district for the education, prosperity and general welfare of the people;
 6. Increase public awareness of the value of historic, cultural and architectural preservation; and
 7. Recommend design standards pertaining to the protection of H historic preservation overlay districts and landmark sites.
- C. Jurisdiction and Authority. In addition to carrying out the general purposes set forth in subsection B of this section, the historic landmark commission shall:
1. Conduct surveys of significant historic, architectural, and cultural landmarks and historic districts within the city;
 2. Petition the city council to designate identified structures, areas or resources as landmark sites or H historic preservation overlay districts;
 3. Review and approve or deny an application for a certificate of appropriateness pursuant to the provisions of Part III, Chapter 21A.34, H Historic Preservation Overlay District;
 4. Develop and participate in public education programs to increase public awareness of the value of historic, architectural and cultural preservation;
 5. Review and approve or deny applications for the demolition of structures in the H

historic preservation overlay district pursuant to Part III, Chapter 21A.34;

6. Recommend to the planning commission the boundaries for the establishment of an H historic preservation overlay district and landmark sites;

7. Make recommendations when requested by the planning commission, the board of adjustment or the city council, as appropriate, on applications for zoning amendments, conditional uses and special exceptions involving H historic preservation overlay districts and landmark sites;

8. Make recommendations to the city council concerning the utilization of state, federal or private funds to promote the preservation of landmark sites and H historic preservation overlay districts within the city;

9. Make recommendations to the city council regarding the acquisition of landmark structures or structures eligible for landmark status where preservation is essential to the purposes of Part III, Chapter 21A.34, Section 21A.34.010, H historic preservation overlay district, and where private preservation is infeasible;

10. Make recommendations to the planning commission in connection with the preparation of the general plan of the city; and

11. Make recommendations to the city council on policies and ordinances that may encourage preservation of buildings and related structures of historic and architectural significance.

D. **Membership.** The historic landmark commission shall consist of not less than nine nor more than fifteen voting members appointed by the mayor, with the advice and consent of the city council in a manner providing balanced geographic, professional, neighborhood and community interests representation. The director of the planning division (or the planning director's designated representative) shall serve as an ex officio member without vote. Voting members of the commission may serve a maximum of two consecutive full terms of three years each. The terms shall be staggered such that three members are appointed each year. The mayor shall appoint a new Commission member to fill any vacancy that might arise and such appointment shall not be included in the determination of any person's eligibility to serve two consecutive full terms.

E. **Qualifications Of Members:** Each voting member shall be a resident of the City interested in preservation and knowledgeable about the heritage of the City. Members shall be selected so as to provide, at a minimum, representation from the following groups of experts and interested parties:

1. One licensed architect representing the Utah Society, American Institute of Architects;
2. One member representing the Utah State Historical Society;
3. One member representing the Utah Heritage Foundation;
4. Six (6) citizens at large;

5. Each historic district in the City shall be represented on the Historic Landmark Commission by a member either residing in or owning property in that district.
- F. **Officers:** The Historic Landmark Commission shall annually elect a chair and a vice chair who shall serve for a term of one year each. The chair or vice chair may be elected to serve consecutive terms in the same office. The secretary of the Historic Landmark Commission shall be designated by the Planning Director.
- G. **Meetings:** The Historic Landmark Commission shall meet at least once per month.
- H. **Record Of Proceedings:** The proceedings of each meeting and public hearing shall be recorded on audio equipment. Records of confidential executive sessions shall be kept in compliance with the Government Records Access and Management Act. The audio recording of each meeting shall be kept for a minimum of sixty (60) days. Upon the written request of any interested person, such audio recording shall be kept for a reasonable period of time beyond the sixty (60) day period, as determined by the Historic Landmark Commission. Copies of the tapes of such proceedings may be provided, if requested, at the expense of the requesting party. The Historic Landmark Commission shall keep written minutes of its proceedings and records of all of its examinations and official actions.
- I. **Quorum And Vote:** No business shall be conducted at a meeting of the Historic Landmark Commission without a quorum. A majority of the voting members of the Historic Landmark Commission constitutes a quorum. All actions of the Historic Landmark Commission shall be represented by a vote of the membership. A simple majority of the voting members present at a meeting at which a quorum is present shall be required for any action taken. The decision of the Historic Landmark Commission shall become effective on the date the vote is taken.
- J. **Public Hearings:** The Historic Landmark Commission shall schedule and give public notice of all public hearings pursuant to the provisions of Chapter 21A.10 of this Part.
- K. **Conflicts Of Interest:** No member of the Historic Landmark Commission shall participate in the hearing or disposition of any matter in which that member has a conflict of interest prohibited by Chapter 2.44 of this Code. The Historic Landmark Commission may, by majority vote of the members present, allow a member, otherwise required to leave due to a conflict, to be present if required by special or unusual circumstances.
- L. **Removal Of A Member:** Any member of the Historic Landmark Commission may be removed by the Mayor for violation of this Title or any policies and procedures adopted by the Historic Landmark Commission following receipt by the Mayor of a written complaint filed against the member. If requested by the member, the Mayor shall provide the member with a public hearing conducted by a hearing officer appointed by the Mayor.
- M. **Policies And Procedures:** The Historic Landmark Commission shall adopt policies and procedures for the conduct of its meetings, the processing of applications and for any other purposes considered necessary for its proper functioning. (Ord. 26-95 § 2(3-5),

21A.34.020 H Historic Preservation Overlay District:

A.Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors; and
7. Foster economic development consistent with historic preservation.

B.Definitions:

1. H Historic Preservation Overlay District: A geographically or thematically definable area which contains buildings, structures, sites, objects, landscape features, archeological sites and works of art, or a combination thereof, that contribute to the historic preservation goals of Salt Lake City.
2. Contributing Structure: A contributing structure is a structure or site within an H historic preservation overlay district that meets the criteria outlined in subsection C2 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.
3. Noncontributing Structure: A noncontributing structure is a structure within an H historic preservation overlay district that does not meet the criteria listed in subsection C2 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures also include those which are less than fifty (50) years old.
4. Landmark Site: A landmark site is any site included on the Salt Lake City register of cultural resources that meets the criteria outlined in subsection C2 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

5. New Construction: The building of a new principal structure on a lot or property within an H historic preservation overlay district or on a landmark site.

6. Demolition: Any act or process which destroys a structure, object or property within an H historic preservation overlay district or a landmark site. (See subsection B7 of this section.)

7. Demolition, Partial: Partial demolition includes any act which destroys a portion of a structure consisting of not more than twenty five percent (25%) of the floor area of the structure, and where the portion of the structure to be demolished is not readily visible from the street. Partial demolition also includes the demolition or removal of additions or materials not of the historic period on any exterior elevation exceeding twenty five percent (25%) when the demolition is part of an act of restoring original historic elements of a structure and/or restoring a structure to its historical mass and size.

C.1. Procedure For Establishment Of An H Historic Preservation Overlay District Or Landmark Site: An H historic preservation overlay district or landmark site shall be established pursuant to the procedures for amending the zoning map of this title in part V, chapter 21A.50 of this title. An application for a map amendment to establish an H historic preservation overlay district or landmark site shall be prepared by the historic landmark commission and submitted to the planning commission. Any individual or organization can request that the historic landmark commission consider preparing an application of a landmark site or H historic preservation overlay district. The application shall contain information and recommendations concerning the areas, buildings and premises for areas included in the amendment application.

2. Criteria For Selection Of An H Historic Preservation Overlay District Or Landmark Site: The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:

i. Events that have made significant contribution to the broad patterns of history, or

ii. Lives of persons significant in the history of the city, region, state, or nation, or

iii. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or

iv. Information important in the understanding of the prehistory or history of Salt Lake City; and

b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and

c. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.

3. Boundaries Of A Proposed Historic Preservation Overlay District: When applying the evaluation criteria in subsection C2 of this section, the historic landmark commission shall recommend boundaries of a proposed H historic preservation overlay district to ensure that the boundaries:

- a. Contain documented historic or architectural resources;
- b. Coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
- c. Coincide with logical physical or manmade features and reflect recognized neighborhood boundaries; and
- d. Contain nonhistoric resources or vacant land only where necessary to create appropriate boundaries to meet the criteria of subsection C2 of this section.

4. Boundaries Of A Proposed Landmark Site: When applying the evaluation criteria in subsection C2 of this section, the historic landmark commission shall draw the boundaries of a landmark site to ensure that historical associations, and/or those which best enhance the integrity of the site comprise the boundaries.

D. The Adjustment Of Boundaries Of An H Historic Preservation Overlay District And The Revocation Of The Designation Of Landmark Site:

1. Procedure: The procedure for the adjustment of boundaries of an H historic preservation overlay district and the revocation of the designation of a landmark site shall be the same as that outlined in subsection C1 of this section.

2. Criteria For Adjusting The Boundaries Of An H Historic Preservation Overlay District: Criteria for adjusting the boundaries of an H historic preservation overlay district are as follows:

- a. The properties have ceased to meet the criteria for inclusion within an H historic preservation overlay district because the qualities which caused them to be originally included have been lost or destroyed, or such qualities were lost subsequent to the historic landmark commission recommendation and adoption of the district;
- b. Additional information indicates that the properties do not comply with the criteria for selection of the H historic preservation overlay district as outlined in subsection C2 of this section; or
- c. Additional information indicates that the inclusion of additional properties would better convey the historical and architectural integrity of the H historic preservation overlay district, provided they meet the standards outlined in subsection C2 of this section.

3. Criteria For The Revocation Of The Designation Of A Landmark Site: Criteria for the revocation of the designation of a landmark site are as follows:

- a. The property has ceased to meet the criteria for designation as a landmark site because the qualities that caused it to be originally designated have been lost or

destroyed or the structure has been demolished.

b. Additional information indicates that the landmark site does not comply with the criteria for selection of a landmark site as outlined in subsection C2 of this section.

c. Additional information indicates that the landmark site is not of exceptional importance to the city, state, region or nation.

E. Certificate Of Appropriateness Required: After the establishment of an H historic preservation overlay district, or the designation of a landmark site, no alteration in the exterior appearance of a structure, site, object or work of art affecting the landmark site or a property within the H historic preservation overlay district shall be made or permitted to be made unless or until the application for a certificate of appropriateness has been submitted to, and approved by, the historic landmark commission, or administratively by the planning director, as applicable, pursuant to subsection F of this section. Certificates of appropriateness shall be required for:

1. Any construction needing a building permit;
2. Removal and replacement or alteration of architectural detailing, such as porch columns, railing, window moldings cornices and siding;
3. Relocation of a structure or object on the same site or to another site;
4. Construction of additions or decks;
5. Alteration or construction of accessory structures, such as garages, etc.;
6. Alterations to windows and doors, including replacement or changes in fenestration patterns;
7. Construction or alteration of porches;
8. Masonry work including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
9. The construction or alterations of site features including, but not limited to, fencing, walls, paving and grading;
10. Installation or alteration of any exterior sign;
11. Any demolition;
12. New construction; and
13. Installation of an awning over a window or door.

F. Procedure For Issuance Of Certificate Of Appropriateness:

1. **Administrative Decision:** Certain types of construction or demolition may be approved administratively subject to the following procedures:

a. **Types Of Construction Allowed Which May Be Approved By Administrative Decision:**

- i. Minor alteration of or addition to a landmark site or contributing site;
- ii. Substantial alteration of or addition to a noncontributing site;
- iii. Partial demolition of either a landmark site or a contributing structure;
- iv. Demolition of an accessory structure; and
- v. Demolition of a noncontributing structure.

b. **Submission Of Application:** An application for a certificate of appropriateness shall be made on a form prepared by the planning director and shall be submitted to the planning division. The planning director shall make a determination of completeness pursuant to section 21A.10.010 of this title, and shall forward the application for review and decision.

c. **Materials Submitted With Application:** The application shall include photographs, construction drawings, and other documentation such as an architectural or massing model, window frame sections and samples deemed necessary to consider the application properly and completely.

d. **Notice For Application For Demolition Of A Noncontributing Structure:** An application for demolition of a noncontributing structure shall require notice for determination of noncontributing sites pursuant to subsection 21A.10.020F of this title.

e. **Standards For Approval:** The application shall be reviewed according to the standards set forth in subsections G and H of this section, whichever is applicable.

f. **Review And Decision By The Planning Director:** On the basis of written findings of fact, the planning director or the planning director's designee shall either approve, deny or conditionally approve the certificate of appropriateness based on the standards in subsections G and H of this section, whichever is applicable, within thirty (30) days following receipt of a completed application. The decision of the planning director shall become effective at the time the decision is made.

g. **Referral Of Application By Planning Director To Historic Landmark Commission:** The planning director may refer any application to the historic landmark commission due to the complexity of the application, the significance of change to the landmark site or contributing structure in the H historic preservation overlay district, or the need for consultation for expertise regarding architectural, construction or preservation issues.

h. **Appeal Of Administrative Decision To Historic Landmark Commission:** The applicant, if aggrieved by the administrative decision, may appeal the decision to the historic landmark commission within thirty (30) days following the administrative decision. Once an appeal of an administrative decision has been filed, the procedure shall be as

either approve, deny or conditionally approve the certificate of appropriateness. A decision on an application for a certificate of appropriateness for demolition of a contributing structure may be deferred for up to one year pursuant to subsections L and M of this section.

iii. The decision of the historic landmark commission shall become effective at the time the decision is made. Demolition permits for landmark sites or contributing structures shall not be issued until the appeal period has expired.

iv. Written notice of the decision of the historic landmark commission on the application, including a copy of the findings of fact, shall be sent by first class mail to the applicant within ten (10) working days following the historic landmark commission's decision.

h. Appeal Of Historic Landmark Commission Decision To Land Use Appeals Board:

The applicant, any owner of abutting property or of property located within the same H historic preservation overlay district, any recognized or registered organization pursuant to chapter 2.62 of this code, the Utah State Historical Society or the Utah Heritage Foundation, aggrieved by the historic landmark commission's decision, may object to the decision by filing a written appeal with the land use appeals board within thirty (30) days following the decision. The filing of the appeal shall stay the decision of the historic landmark commission pending the outcome of the appeal, except that the filing of the appeal shall not stay the decision of the historic landmark commission if such decision defers a demolition request for up to one year pursuant to the provisions of subsections L and M of this section.

i. **Review By City Attorney:** Following the filing of an appeal to the land use appeals board of a decision of the historic landmark commission to deny or defer a certificate of appropriateness for demolition, the planning director shall secure an opinion of the city attorney evaluating whether the denial or deferral of a decision of the demolition would result in an unconstitutional taking of property without just compensation under the Utah and United States constitutions or otherwise violate any applicable constitutional provision, law, ordinance or regulation.

j. **Appeal Of Land Use Appeals Board Decision To District Court:** Any party aggrieved by the decision of the land use appeals board may appeal that decision to the district court within thirty (30) days following the decision of the land use appeals board. The filing of an appeal of the land use appeals board decision shall stay the decision of the land use appeals board pending the outcome of the appeal, except that the filing of the appeal shall not stay the decision of the land use appeals board if such decision defers a demolition request for up to one year pursuant to the provisions of subsections L and M of this section.

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;
10. Certain building materials are prohibited including the following:
 - a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
 - b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site

or H historic preservation overlay district and shall comply with the standards outlined in part IV, chapter 21A.46 of this title;

12. Additional design standards adopted by the historic landmark commission and city council.

H. Standards For Certificate Of Appropriateness Involving New Construction Or

Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

1. Scale And Form:

a. **Height And Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b. **Proportion Of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. **Scale Of A Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

2. Composition Of Principal Facades:

a. **Proportion Of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. **Rhythm Of Solids To Voids In Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. **Rhythm Of Entrance Porch And Other Projections:** The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. **Relationship Of Materials:** The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Relationship To Street:

a. **Walls Of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. **Rhythm Of Spacing And Structures On Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. **Directional Expression Of Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. **Streetscape Pedestrian Improvements:** Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. **Subdivision Of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

I. **Standards For Certificate Of Appropriateness For Relocation Of Landmark Site Or Contributing Structure:** In considering an application for a certificate of appropriateness for relocation of a landmark site or a contributing structure, the historic landmark commission shall find that the project substantially complies with the following standards:

1. The proposed relocation will abate demolition of the structure;

2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;

3. The proposed relocation will not diminish the historical or architectural significance of the structure;

4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

5. A professional building mover will move the building and protect it while being stored; and

6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.

J. Standards For Certificate Of Appropriateness For Demolition Of Landmark Site: In considering an application for a certificate of appropriateness for demolition of a landmark site, the historic landmark commission shall only approve the application upon finding that the project fully complies with one of the following standards:

1. The demolition is required to alleviate a threat to public health and safety pursuant to subsection Q of this section; or
2. The demolition is required to rectify a condition of economic hardship, as defined and determined pursuant to the provisions of subsection K of this section.

K. Definition And Determination Of Economic Hardship: The determination of economic hardship shall require the applicant to provide evidence sufficient to demonstrate that the application of the standards and regulations of this section deprives the applicant of all reasonable economic use or return on the subject property.

1. Application For Determination Of Economic Hardship: An application for a determination of economic hardship shall be made on a form prepared by the planning director and shall be submitted to the planning division. The application must include photographs, information pertaining to the historic significance of the landmark site and all information necessary to make findings on the standards for determination of economic hardship.

2. Standards For Determination Of Economic Hardship: The historic landmark commission shall apply the following standards and make findings concerning economic hardship:

- a. The applicant's knowledge of the landmark designation at the time of acquisition, or whether the property was designated subsequent to acquisition;
- b. The current level of economic return on the property as considered in relation to the following:
 - i. The amount paid for the property, the date of purchase, and party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant, and the person from whom the property was purchased,
 - ii. The annual gross and net income, if any, from the property for the previous three (3) years; itemized operating and maintenance expenses for the previous three (3) years; and depreciation deduction and annual cash flow before and after debt service, if any, for the previous three (3) years,
 - iii. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the previous three (3) years,
 - iv. Real estate taxes for the previous four (4) years and assessed value of the property according to the two (2) most recent assessed valuations by the Salt Lake County assessor,
 - v. All appraisals obtained within the previous two (2) years by the owner or applicant in

connection with the purchase, financing or ownership of the property,

vi. The fair market value of the property immediately prior to its designation as a landmark site and the fair market value of the property as a landmark site at the time the application is filed,

vii. Form of ownership or operation of the property, i.e., sole proprietorship, for profit corporation or not for profit corporation, limited partnership, joint venture, etc., and

viii. Any state or federal income tax returns on or relating to the property for the previous two (2) years;

c. The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and price asked and offers received, if any, within the previous two (2) years. This determination can include testimony and relevant documents regarding:

i. Any real estate broker or firm engaged to sell or lease the property,

ii. Reasonableness of the price or rent sought by the applicant, and

iii. Any advertisements placed for the sale or rent of the property;

d. The infeasibility of alternative uses that can earn a reasonable economic return for the property as considered in relation to the following:

i. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation,

ii. Estimate of the cost of the proposed construction, alteration, demolition or removal, and an estimate of any additional cost that would be incurred to comply with the decision of the historic landmark commission concerning the appropriateness of proposed alterations,

iii. Estimated market value of the property in the current condition after completion of the demolition and proposed new construction; and after renovation of the existing property for continued use, and

iv. The testimony of an architect, developer, real estate consultant, appraiser, or other professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;

e. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

3. Procedure For Determination Of Economic Hardship: The historic landmark commission shall establish a three (3) person economic review panel. This panel shall be comprised of three (3) real estate and redevelopment experts knowledgeable in real estate economics in general, and more specifically, in the economics of renovation,

redevelopment and other aspects of rehabilitation. The panel shall consist of one person selected by the historic landmark commission, one person selected by the applicant, and one person selected by the first two (2) appointees. If the first two (2) appointees cannot agree on a third person within thirty (30) days of the date of the initial public hearing, the third appointee shall be selected by the mayor within five (5) days after the expiration of the thirty (30) day period.

a. Review Of Evidence: All of the evidence and documentation presented to the historic landmark commission shall be made available to and reviewed by the economic review panel. The economic review panel shall convene a meeting complying with the open meetings act to review the evidence of economic hardship in relation to the standards set forth in subsection K2 of this section. The economic review panel may, at its discretion, convene a public hearing to receive testimony by any interested party; provided, that notice for such public hearing shall be in accordance with part II, chapter 21A.10, "General Application And Public Hearing Procedures", subsection 21A.10.020E and section 21A.10.030 of this title.

b. Report Of Economic Review Panel: Within forty five (45) days after the economic review panel is established, the panel shall complete an evaluation of economic hardship, applying the standards set forth in subsection K2 of this section and shall forward a written report with its findings of fact and conclusions to the historic landmark commission.

c. Historic Landmark Commission Determination Of Economic Hardship: At the next regular historic landmark commission meeting following receipt of the report of the economic review panel, the historic landmark commission shall reconvene its public hearing to take final action on the application.

i. Finding Of Economic Hardship: If after reviewing all of the evidence, the historic landmark commission finds that the application of the standards set forth in subsection K2 of this section results in economic hardship, then the historic landmark commission shall issue a certificate of appropriateness for demolition.

ii. Denial Of Economic Hardship: If the historic landmark commission finds that the application of the standards set forth in subsection K2 of this section does not result in economic hardship then the certificate of appropriateness for demolition shall be denied.

iii. Consistency With The Economic Review Panel Report: The historic landmark commission decision shall be consistent with the conclusions reached by the economic review panel unless, based on all of the evidence and documentation presented to the historic landmark commission, the historic landmark commission finds by a vote of three-fourths (3/4) majority of a quorum present that the economic review panel acted in an arbitrary manner, or that its report was based on an erroneous finding of a material fact.

L. Standards For Certificate Of Appropriateness For Demolition Of A Contributing Structure In An H Historic Preservation Overlay District: In considering an application for a certificate of appropriateness for demolition of a contributing structure, the historic landmark commission shall determine whether the project substantially complies with the

following standards:

1. Standards For Approval Of A Certificate Of Appropriateness For Demolition:

- a. The physical integrity of the site as defined in subsection C2b of this section is no longer evident;
- b. The streetscape within the context of the H historic preservation overlay district would not be negatively affected;
- c. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures;
- d. The base zoning of the site is incompatible with reuse of the structure;
- e. The reuse plan is consistent with the standards outlined in subsection H of this section;
- f. The site has not suffered from wilful neglect, as evidenced by the following:
 - i. Wilful or negligent acts by the owner that deteriorates the structure,
 - ii. Failure to perform normal maintenance and repairs,
 - iii. Failure to diligently solicit and retain tenants, and
 - iv. Failure to secure and board the structure if vacant; and
- g. The denial of a certificate of appropriateness for demolition would cause an economic hardship as defined and determined pursuant to the provisions of subsection K of this section.

2. Historic Landmark Commission Determination Of Compliance With Standards Of Approval: The historic landmark commission shall make a decision based upon compliance with the requisite number of standards in subsection L1 of this section as set forth below.

- a. **Approval Of Certificate Of Appropriateness For Demolition:** Upon making findings that at least six (6) of the standards are met, the historic landmark commission shall approve the certificate of appropriateness for demolition.
- b. **Denial Of Certificate Of Appropriateness For Demolition:** Upon making findings that two (2) or less of the standards are met, the historic landmark commission shall deny the certificate of appropriateness for demolition.
- c. **Deferral Of Decision For Up To One Year:** Upon making findings that three (3) to five (5) of the standards are met, the historic landmark commission shall defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site pursuant to subsection M of this section.

M. Bona Fide Preservation Effort: Upon the decision of the historic landmark commission to defer the decision of a certificate of appropriateness for demolition for up to one year, the applicant must undertake bona fide efforts to preserve the structure. The one year period shall begin only when the bona fide effort has commenced. A bona fide effort shall consist of all of the following actions:

1. Marketing the property for sale or lease;
2. Filing an application for alternative funding sources for preservation, such as federal or state preservation tax credits, Utah heritage revolving fund loans, redevelopment agency loans, etc.;
3. Filing an application for alternative uses if available or feasible, such as conditional uses, special exceptions, etc.; and
4. Obtaining written statements from licensed building contractors or architects detailing the actual costs to rehabilitate the property.

N. Final Decision For Certificate Of Appropriateness For Demolition Following One Year Deferral: Upon the completion of the one year period and if the applicant provides evidence of a bona fide preservation effort, the historic landmark commission shall make a final decision for the certificate of appropriateness for demolition pursuant to subsection F2 of this section. The historic landmark commission shall approve the certificate of appropriateness for demolition and approve, approve with modifications or deny the certificate of appropriateness for the reuse plan for new construction pursuant to subsection F2, H or P of this section.

O. Recordation Requirement For Approved Certificate Of Appropriateness For Demolition: Upon approval of a certificate of appropriateness for demolition of a landmark site or a contributing structure, the historic landmark commission shall require the applicant to provide archival quality photographs, plans or elevation drawings, as available, necessary to record the structure(s) being demolished.

P. Review Of Post Demolition Plan For New Construction Or Landscape Plan And Bond Requirements For Approved Certificate Of Appropriateness For Demolition: Prior to approval of any certificate of appropriateness for demolition the historic landmark commission shall review the post demolition plans to assure that the plans comply with the standards of subsection H of this section. If the post demolition plan is to landscape the site, a bond shall be required to ensure the completion of the landscape plan approved by the historic landmark commission. The design standards and guidelines for the landscape plan are provided in section 21A.48.050 of this title.

1. The bond shall be issued in a form approved by the city attorney. The bond shall be in an amount determined by the zoning administrator and shall be sufficient to cover the estimated cost, to: a) restore the grade as required by title 18 of this code; b) install an automatic sprinkling system; and c) revegetate and landscape as per the approved plan.
2. The bond shall require installation of landscaping and sprinklers within six (6) months, unless the owner has obtained a building permit and commenced construction of a building or structure on the site.

Q.Exceptions Of Certificate Of Appropriateness For Demolition Of Hazardous

Structures: A hazardous structure shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an imminent hazard to public safety. Hazardous structures demolished under this section shall comply with subsection P of this section. Prior to the issuance of a demolition permit, the building official shall notify the planning director of the decision. (Ord. 77-03 §§ 6, 7, 2003: Ord. 35-99 §§ 42-44, 1999: Ord. 83-96 §§ 4, 5, 1996: Ord. 70-96 § 1, 1996: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(17-1), 1995)

Exhibit D
Resumes of Historic Preservation Planners

ELIZABETH EGLESTON GIRAUD
2561 E. ELM AVENUE, SALT LAKE CITY, UTAH 84109
(801) 535-7128 (day) (801) 474-1831 (evening)

EDUCATION

M.A. HISTORIC PRESERVATION PLANNING, *CORNELL UNIVERSITY, Ithaca, New York*
Degree awarded 1989. Thesis: *Scott and Welch: the History of a Utah Architectural Firm.*

B.A. BUSINESS ADMINISTRATION, *LEWIS AND CLARK COLLEGE, Portland, Oregon*
Degree awarded 1981. Major area of concentration: Marketing.

ADDITIONAL STUDIES, *UNIVERSITY OF UTAH, Salt Lake City, Utah*
Course work in architectural photography, 1994, Architectural History, 1999.

PROFESSIONAL EXPERIENCE

SALT LAKE CITY PLANNING DIVISION, *Salt Lake City, Utah*
Planning Programs Supervisor, Historic Preservation and Urban Design, 2001 to present
Responsible for management of four-person team assigned to Historic Landmark Commission and to complete special projects involving urban design reviewed by the Planning Commission.

Principal/Preservation Planner, 1992 to 2001
Staff to fifteen-member Historic Landmark Commission, administers and manages grants, develops preservation policies for publications such as master plans, zoning ordinances and design guidelines.

UNIVERSITY OF UTAH, *Salt Lake City, Utah*
Adjunct Faculty, 1998
Taught graduate-level course on preservation theory, including history of the preservation movement, Secretary of the Interior Standards for Rehabilitation, and preservation and design review.

IDAHO STATE HISTORIC PRESERVATION OFFICE, *Boise, Idaho*
State Architectural Historian, 1989 to 1992
Managed historic and architectural surveys undertaken by federal agencies and Certified Local Governments throughout Idaho. Managed National Register program, including writing and editing nominations, conducting State Review Board meetings and acting as liaison for the public, ISHPO and the National Park Service.

BOISE STATE UNIVERSITY, *Boise, Idaho*
Adjunct Faculty, 1990 to 1992
Taught American architectural history of the built domain from prehistoric America to the present in two separate courses.

ADDITIONAL PROFESSIONAL QUALIFICATIONS

A.I.C.P. (American Institute of Certified Planners) Member, July, 2000.

ELIZABETH EGLESTON GIRAUD

SELECTED PROJECTS: Articles, Presentations, Planning Projects, Surveys

Articles

Post-War Landmarks, Utah Preservation, Volume 7, 2003.

Bringing the Chase House Back to Life, Utah Preservation, Volume 5, 2001.

For Copper, Children and Commerce: the Utah Architecture of Scott and Welch, Utah Historical Quarterly, Summer, 1991.

Nothing but the Best: A History of the Twin Falls County Hospital, Idaho Yesterdays, Spring, 1992.

Book review of Park City Underfoot by Brent Corcoran, Utah Historical Quarterly, Fall, 1996.

Presentations

Speaker: Western Planners Association, *Considerations for Writing Design Guidelines for Historic Districts*, Evanston, Wyoming, 2002.

Speaker: Idaho State Historic Preservation Office, Certified Local Government Conference, *Design Review in your Community*, Riggins, Idaho, 2002.

Speaker: National Trust for Historic Preservation, Forty-ninth National Conference. *Preservation and the Political Process*, Chicago, IL, 1996.

Speaker: Lecture Series, Friends of the Museum, *Local School Architecture in Idaho*, Boise, Id., 1992.

Speaker: *The School Commissions of Scott and Welch, 1925-1938*, Pacific Northwest History Conference, Boise, Id., 1990.

Panelist: Utah State Historic Preservation Office, Certified Local Government Conference, *Design Review*, Salt Lake City, Utah, 1993, 1995, 1997.

Panelist: Idaho State Historic Preservation Office, Certified Local Government Conference, *How to Write a National Register Nomination*, Boise, Idaho, 1990.

Speaker: U.S. Forest Service, *Architectural History of Log Structures in Salmon River Drainage*, Middle Fork, Salmon River, 1989.

Planning Projects

Wrote National Register nomination of Bryant neighborhood, Salt Lake City, 659 properties, 2001.

Wrote new preservation ordinance that establishes stricter demolition policies for designated historic structures. Adopted by Salt Lake City Council in April, 1995. Featured in Preservation News in July, 1995. Received "Award of Excellence," Utah Heritage Foundation, 1995.

Managed production of *Design Standards for Residential Districts in Salt Lake City*, a two-hundred page document discussing appropriate design in the city's historic districts. Adopted 1999.

Surveys

Caldwell, Idaho.

Client: Caldwell Certified Local Government. Selective reconnaissance-level survey of twenty-four properties; intensive-level survey of four properties, 1989.

Twin Falls, Idaho.

Client: Twin Falls County Certified Local Government. County-wide selective reconnaissance survey of historic sites, 1989.

Janice A. Lew
965 South 300 East
Salt Lake City, Utah 84111
(801) 364-6306

Education

MASTER OF SCIENCE DECEMBER 2000
University of Utah, Salt Lake City, Utah
Architectural Studies with emphasis in Historic Preservation

BACHELOR OF SCIENCE DECEMBER 1989
University of Utah, Salt Lake City, Utah
Major: Urban Planning

Experience

ASSOCIATE PLANNER NOVEMBER 2001 - PRESENT
Salt Lake City Corporation, Salt Lake City, Utah
Responsible for review of applications for compliance with planning and development regulations for conditional use requests, alley vacations/closures and historic district design standards. This review includes the preparation of staff reports and formal presentations to the Mayor, City Council, Planning Commission, Historic Landmark Commission, Land Use Appeals Board and the general public.

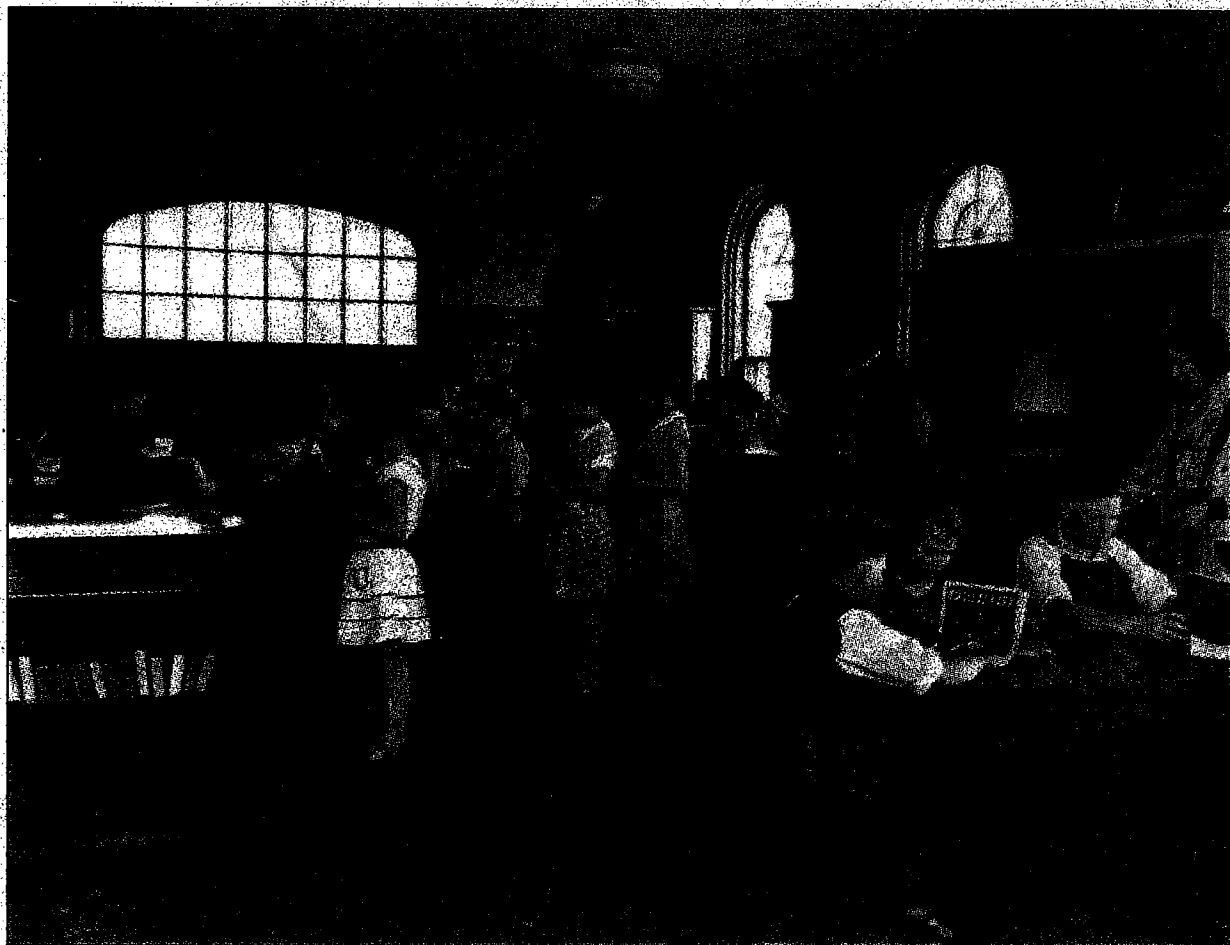
PRESERVATION EASEMENT INSPECTOR JUNE 2001 - SEPTEMBER 2001
Utah Heritage Foundation, Salt Lake City, Utah
Conducted inspections of the properties on which Utah Heritage Foundation holds preservation easements in accordance with the guidelines established by the foundation.

INTERN JANUARY 1999 - AUGUST 1999
Utah State Historic Preservation Office, Salt Lake City, Utah
Responsible for research, data entry, and historic marker text.

PLANNER II AUGUST 1989 - JUNE 1996
Park City Municipal Corporation, Park City, Utah
Provided public information on current planning issues. Reviewed development and signage proposals for compliance with city regulations and standards. Prepared and presented conditional use, variance, and ordinance amendment proposals to boards, commissions, and the City Council. Primary staff support to the Historic District Commission responsible for implementing the activities of the historic preservation section of the Land Management Code and administering the Certified Local Government and Historic District Grant Programs. Initial position held was Intern with subsequent promotions to Planner I and Planner II.

Exhibit E

Local Press Coverage and Outreach Material



Utah Historical Society

Spencer Library in Salt Lake City, shown in a circa 1925 photo, still stands and is now the Free Church of Tonga.

Utah History Lives On in Fairpark

19th century neighborhood remembers its roots while sprucing itself up

BY REBECCA WALSH

© 2001, THE SALT LAKE TRIBUNE

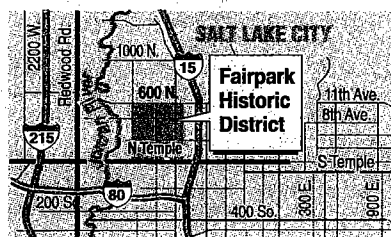
The walls — actually the roof — of Alan Barnett's historic home tell a story.

When he bought the place six years ago, there were no building permits, no original title, nothing to hint at its beginnings. A 1936 tax appraisal arbitrarily set an 1870 construction date.

But Barnett found a clue to the past in the attic: a recycled billboard with an 1877 poster for a Montgomery Queen's Circus stop in Salt Lake City still attached. A note one of the carpenters scribbled on the walls and old newspaper articles confirmed the date.

His treasure hunt, featured on the Home and Garden Network's "If Walls Could Talk," is the reason Barnett chose the home-turned-triplex at 700 West and 200 North in the first place. History, he says, is worth the effort. He expects to spend about \$60,000 returning the Victorian to its former glory.

"When you get done, you have something you can't find in a newer neighborhood or a new house," Barnett



The Salt Lake Tribune

says. The carved walnut staircase, for example, fireplaces, and high ceilings "would be really expensive to duplicate."

But Barnett, a loan manager for the Heritage Foundation, says his obsession with the fixer-upper is about more than economics. He also considered the bungalows, brick mom-and-pop grocery stores and mature trees around the house, the things that give the Fairpark neighborhood character and make the community eligible for nomination as a National Historic District.

Salt Lake City and the state Historic Preservation Office submitted an application to the National Park Service

this month. Approval is a foregone conclusion. While just two neighborhood buildings, including Barnett's house, are listed on the National Historic Register, most Fairpark homes and businesses were built before 1950 and have not changed much.

By the end of March, business owners and residents from 500 West to 1100 West and from North Temple to 600 North can spend the kind of money Barnett will and collect up to 20 percent of the restoration costs in state income tax credits.

The Northwest Historic District — encompassing the Fairpark, Onequa, Guadalupe and Jackson neighborhoods — will be the 10th Salt Lake City community listed with the Park Service, but only the first west of Interstate 15. The Avenues, South Temple, Exchange Place and Capitol Hill get more attention. And Gilmer Park, Central City, University, Highland Park and Warehouse districts perhaps are better-known.

Still, Fairpark is a petri dish of Salt

Fairpark: Neighborhood On the Rebound

■ Continued from B-1

Lake City history, spanning 100 years from the first settlement of Mormon pioneers to post-World War II suburbanization. And unlike Salt Lake City's east-side historic neighborhoods that have been pocked with modern strip malls, office buildings and apartment complexes, the northwestern neighborhoods are largely intact. The railroad and highway isolated the place. But the chasm of iron and concrete also preserved its history.

The area is almost like an architectural dig of early, working-class America.

"People who just go to work every day and live the way most people live — we don't end up learning a lot about their lives," says Elizabeth Giraud, Salt Lake City's preservation planner. "It's their neighborhoods and homes that are the real, material artifacts that we have left to study. It's important to tell their story."

Mormon pioneers first put up adobe farmhouses in the neighborhood. Immigrant railroad workers moved into Victorian tract houses. And World War II veterans filled in the pockets with 1950s bungalows and ranch houses.

Through it all, streetcars and City Creek ran down the middle of North Temple. The creek is now funneled through underground pipes and the streetcars gave way to automobiles.

The railroad changed the neighborhood forever. In 1870, the first rail line to Ogden cut the neighborhood from downtown Salt Lake City. The Denver & Rio Grande Railroad ran tracks down 700 West. At one point, 17 lines of iron rails bisected the city.

While isolating the Fairpark, Guadalupe, Onequa and Jackson neighborhoods from the rest of town, the railroads also provided a lifeline to waves of ethnic laborers who called the area home. As Mormon settlers moved to the Rose Park neighborhood, immigrant rail workers moved in.

"This area represents one of the first places new immigrants could buy and own their own homes and businesses," says Koral Broschinsky, the consultant who prepared the historic-district application.

One of those was Ross Caputo, an Italian immigrant who bought a grocery store at 730 W. 400 North in 1923. He and his wife Cristina reared 11 children in the three-bedroom apartment upstairs. The store was a sort of Catholic community center, Broschinsky says.

When the store closed 20 years ago, Roly Pearson and his wife bought the building and moved in.

replacing the windows with historic replicas a few years ago. Pearson hopes the tax perks of historic designation will inspire his neighbors to do the same.

"Utah is based on its history, but we tear down our history as soon as we can plan a new building," he says. "Drive to 3300 South on a hazy day when you can't see the mountains. You can't tell if you're in Southern California or Arizona or Colorado. You're in waterbed warehouse zone. But this neighborhood's history gives the place a uniqueness."

Seven years ago, Signature Books settled into an adobe home built in 1854. Now, the publishing company owns and rents out four surrounding homes — all historic.

"There are times when it feels like it's more trouble than it's worth to take on an old house," says Gary Bergera, former Signature director. "We never anticipated getting into the renovation or rental business. But the proof is in the pudding. When it's all done, it's worth seeing these old houses brought back to what they might have been when they were built." The rental income supplements the publishing house's income.

Now, Fairpark is undergoing a real-estate renaissance of sorts. In addition to nostalgic home buyers such as Pearson and Barnett, others are snapping up homes converted into apartments and turning them back into homes or buying "neo-bungalows" and "neo-Victorians" built by Salt Lake Neighborhood Housing Services. In five years, NHS has built 55 such homes; three are available with 4 percent, fixed-interest, 30-year mortgages.

Bruce Newman works as NHS' construction manager. He is mindful of the neighborhood's history. Garages go in the back. And each home has a prominent front porch.

When the Park Service signs off, Fairpark residents who remodel or restore their homes and businesses can begin using tax credits. Projects must be historically sensitive to qualify for credits. But the neighborhood will not be listed as a city historic district, so strict design rules that regulate Avenues, Capitol Hill, University and Central City homeowners will not apply.

In the end, Fairpark fans hope the new recognition will not only inspire residents to fix up their homes, but also boost the place's image.

"People who already live here realize it's a neat place to live," says Newman, who also works as Fairpark Community Council chairman. "But there's a lingering negative stereotype. People who visit my house for dinner still ask if it's OK to park on the street, like there will be a drive-by shooting or something. Maybe being designated as a historic district will affirm that there is something of value over here."

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DAYBREAK UTAH LIFE

MONDAY, AUGUST 3, 1998



Photos by Steve Griffin/The Salt Lake Tribune

Donald and Sharon Leifer don't regret the extra money they sank into their renovation — including redwood planks on the porch.

RIGHTEOUS RENOVATIONS

Home and business owners recognized for their efforts to preserve buildings' past

BY REBECCA WALSH

THE SALT LAKE TRIBUNE

Sheetrock is good, but plaster is better. Conventional two-by-fours are not 2 inches by 4 inches. They are 1½ inches by 3¾ inches.

And why buy a new oak door when Utah's pioneers developed a seven-step process for painting pine planks to look like scarce hardwood?

Those are the arcane details of historic preservation that have ruled the lives of nine home and business owners recognized by Salt Lake City's Historic Landmarks Commission for their efforts to preserve old buildings last year. They have gone to great, loving lengths to restore the vaulted ceilings, wood porches and wainscoting of their historic homes, stores and churches. Most still are finishing the projects.

"Why climb a mountain?" asks architect Wally Cooper in explanation of his firm's \$1 million purchase and renovation of a 91-year-old LDS church on 200 W. 700 North for new offices. Cooper/Roberts Architects took out a loan to strip down and rebuild the old meetinghouse.

"It was a beautiful building at one time and still is," Cooper says of the church. "We



Donald and Sharon Leifer's bungalow on South Temple was honored by Salt Lake City Historic Landmarks Commission.

didn't think we could really improve on it. We just tried to recapture the original design."

John and Robyn Hoggan dug up an old tax photo to find out what their Avenues Victorian's front porch once looked like.

And Donald and Sharon Leifer paid for special two-by-fours to rebuild the open rafters of their South Temple bungalow.

The award winners talk about their homes and offices like children or pets. In fact, the historic buildings require as much time, coaxing and investment as youngsters or ani-



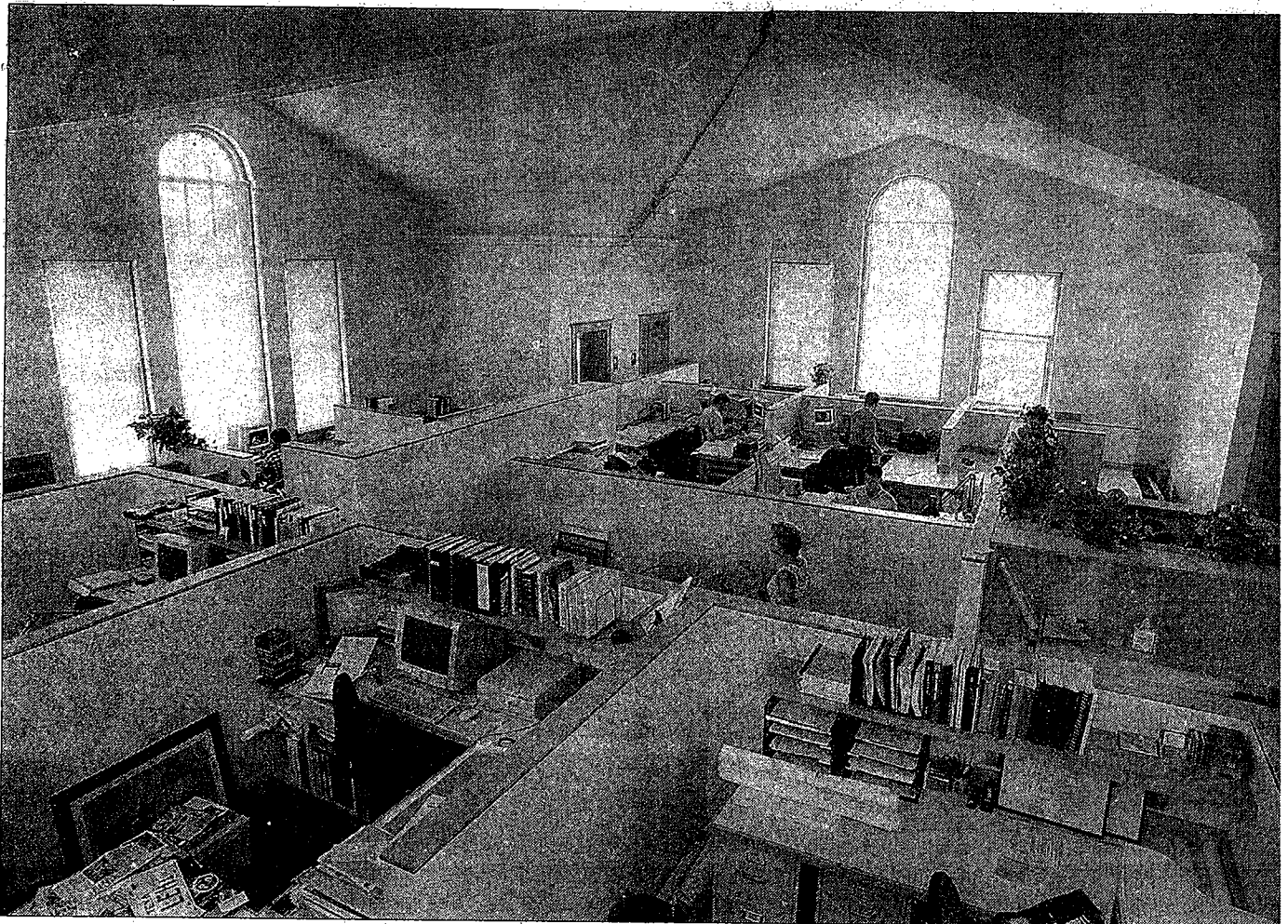
Cooper/Roberts architectural firm found new use for a former LDS meetinghouse.

mals.

Many of the buildings are listed on the city, state or national historic registers. And all the buildings are in one of six city historic districts, which include the Avenues, Marmalade Hill and South Temple. That designation requires home or building owners to submit any plans for renovation to the Historic Landmarks Commission for approval.

Last year, Salt Lake City leaders adopted a booklet of guidelines to help home and business owners with buildings in historic districts plan remodeling projects, additions or touch-ups. For example, the guide warns that the commission would discourage homeowners from building a vinyl porch rail when a historic home originally was ornamented

See RENOVATIONS, Page B-3



Steve Griffin/The Salt Lake Tribune

Cooper/Roberts tore out false ceilings, panelings in 91-year-old chapel and found windows, vaulted ceilings, faux oak wains

Renovations Bring Honors to Homes, Businesses

■ Continued from B-1

with wood. And concrete porches should be replaced with wood in some neighborhoods.

The restrictions are not meant to make life difficult in historic districts, explains Nelson Knight, a city preservation planner. But they do protect the unique, sometimes quaint, architectural features of the city's oldest neighborhoods.

"These areas were made historic districts because they faced development pressures," Knight says. "Office buildings, apartments and commercial centers were replacing the houses. This is a way to keep the character that draws people to these areas."

For some, the restrictions are inconvenient and expensive.

Donald Leifer will not say how

the cost.

"This house needed work," Leifer acknowledges. The porch had a concrete ramp. A square dormer with triangular windows had been tacked onto the upstairs. The Leifers' bathroom remodeling project turned into a 15-month-long, contractor-led reconstruction. Now, the concrete porch has red-wood planks, and the redesigned dormer complements the roofline.

"The cost was considerable. But it was worth it. We're happy with the end result," Leifer says.

Others like having the building requirements in place.

Cooper is glad his company's project is protected. Anyone who buys the church building when the architects leave will have to go through the same stringent design process Cooper/Roberts did.

"No one likes to go through the extra level of review," Cooper says. "But the trade-off is this resource is back in the public eye; it's part of the neighborhood. And our investment is protected."

After outgrowing offices in a restored corner grocery on 300 West at 200 South, Cooper/Roberts Ar-

work.

The building's brick had been painted white with baby blue trim, apparently for the day care that bought the building from the LDS Church in 1969. Inside, false ceilings and paneling covered windows, vaulted ceilings and faux oak wainscoting. The mess was peeled off, the wiring replaced and the building upgraded to withstand an earthquake. Then, the walls, doors, windows and woodwork were restored by artisans trained in traditional methods.

Besides being in the city and national Marmalade Hill Historic District, the church is on the city's list of "Cultural Resources." For those structures, the city requires more sensitive renovation, but then allows the buildings' uses to change. So, a historic mansion can be turned into a bed and breakfast. And a church, like Cooper's, can be made into an office building.

Historic Landmarks Commission members hope the finished projects, particularly the award winners, will inspire neighbors to maintain and upgrade their buildings.

can make a big difference

"But these projects are broader than historic preservation," Blaes says. "They are contributing to the neighborhood."

Other Merit Award winners include Jack and Edmund S. for their renovation and retrofit of the Commercial Building, 32 Exchange Pl.

Graham Stork, for replacing a front window and making a concrete and steel porch, 204 M St.

M. Louis Ulrich and M. Kovcev, for a rooftop addition to their International Style home, N. East Capitol Blvd.

U.S. Bank, for restoring a deteriorated roof cornice on the Karrick Block building, drugstore, brothel and hall, 236 S. Main.

Loren and Andrea V. for removing the aluminum around their home, restoring brick and reconstructing the roof, 573 N. Wall St.

Leslie and Sergei Tr. for rehabilitating a former

Planning News

Reorganization of the Planning Division

by Louis Zunguze, Planning Director

Mr. Zunguze stated the four primary reasons why he believed the reorganization plan should be implemented:

One: The hallmarks of a good organization are evidenced by how it handles both its routine work load and issues of a crisis nature. The Planning Office lacks flexibility in dealing with a crisis or issues of immediacy in the City. Currently, Planners are assigned to particular community council areas. As the result of that, the knowledge base is not well shared within the Division on a City-Wide basis. There are Planners who know more about certain sections of the City, and little about the rest of the City. The Director's ability to assign tasks as they arise is therefore limited to finding that individual who knows about that particular area of the City, and if that person is not there, the Division's ability to address the issues is short-changed. The Planning Division cannot be run in that fashion and be expected to be efficient. The Planners have to have some knowledge base that is City-Wide and about the Division's operations, as much as possible. So the issue is not that the Planners are or becoming "too specialized", the Planners are already specialized. There are Planners who are specialized in preservation issues, for instance, however those Planners need to know about other aspects of the Division's work and about the City, so when help is needed they would be able to render that help.

Two: There are some Planners who are pretty much "pigeon-holed" into doing the same things all the time every day. They do not have the ability to grow and be challenged professionally. The ability to be exposed to other issues within the City has the potential to spark and interest and growth in the talents of Planners. The Director's ability to rely on a complete talent pool of thought is currently limited. The Planners are missing an opportunity to broaden their horizons as to the operations of the Division and what the City is all about. From an operational standpoint, they cannot put their areas of specialization into a proper context if they are not exposed to the City as a whole. The Director wants the Planners to be exposed to other aspects of the Division's operation, so they can put what they do from a specialized standpoint into context. The Director be-

lieves that in doing this, the City will ultimately create better and more motivated Planners.

Three: There is also a need to more equitably share the workload within the Division. Again going back to the fact that Planners have been based on the community council system, there are some community councils that are more active than others. As a result some Planners end up participating in more night meetings than others and that creates disparity in the Planners' work. Some Planners might participate in meetings up to as many as four nights a week and others participate in one night meeting in six months. That burden is not being shared fairly and the Director has the responsibility to make sure that the entire workforce is a "happy group". The Director believes that something needs to be done about that imbalance.

Four: Customer service is the most important concern to the Director. Again, going back to the notion that if the Planner at hand is on vacation, the community council would call his/her telephone number and leave a message. That Planner could be away for a week or more. The Planning Director or the Manager would not know until as issue becomes a crisis, then their ability to act effectively might be gone. With the change, the Supervisors (Manager) would be the point of contact for the community councils, and the Supervisors would have a talented crew of Planners to address any issue. The other component of implementation is what is called the "Planner-of-the-Day" and the "Manager-of-the-Day" who are assigned on a rotating basis. The result is that at any given time in a day the Division's customers would be able to speak to a live person rather than being sent to voice mail. If the Planner-of-the-Day needs additional help, the Manager-of-the-Day would back him/her up to solve that particular problem. The Planners would be in a position to have the ability to act immediately. The Director believes that through these changes, the Planners would be provided with a better environment for professional growth where they could exercise their full talents, be able to share the workload, and provide better customer service to the community.



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Lex Traugher, a Principal Planner has his turn being the "Planner-of-the-Day"



Historic Photo of the Cornell Apartments in 1911

"The purpose of the housing code is to provide for the health, safety, comfort, convenience and aesthetics of Salt Lake City."

Building Safety as it Relates to Apartment Inspections

by Skip Criner, Housing/Zoning Inspector

Salt Lake City is one of the few cities in the valley that requires an annual Business License inspection for apartment buildings that have three or more units. Many citizens are not aware that the City has adopted an "Existing Residential Housing Code." The purpose of the housing code is to provide for the health, safety, comfort, convenience and aesthetics of Salt Lake City. It also protects the tax base and property values within the City for future inhabitants and businesses. It seemed that when this inspection program started, most property owners viewed it as another intrusion into their lives. But with the passing of time, in most instances, that perception appears to have changed from an adversarial one, to one of mutual respect.

There is no doubt we live in a very litigious society, where property owners are responsible to provide a safe environment for their tenants. Old refrigerators, blocked exits and inoperable smoke detectors could be grounds for a civil lawsuit, and a more experienced person can

spot potential problems before someone gets injured or worse. Although most of the unsafe conditions are the responsibility of the property owner, the individual tenants must also do their part by:

- Checking batteries in smoke detectors every six months as recommended.
- Being aware that it is dangerous to store combustibles next to a water heater or furnace.
- Keeping an apartment in a sanitary state, that does not encourage the harborage of mice, insects, etc.

The larger the city, the more knowledgeable and aware all employees must be. Sometimes we forget that the general population does not deal with these issues on a daily basis. Though it seems simple to us, in reality most people do not fully understand the intent of many of our ordinances. The better we can explain the reason for the city ordinances the more apt we are to get a positive response.

Lighting the Way

by Cheri Coffey, Planning Program Supervisor and Marilyn Lewis, Principal Planner

In 2003, the City changed its policy on street light design. Rather than continuing the practice of installing street lights on tall wooden poles with overhead wires and lights that hang over the streets providing a spotlight type of lighting in residential areas, the City, under the direction of the Transportation Division, is now installing decorative, pedestrian oriented lighting. The new lighting style provides a more uniform level of lighting, lower to the ground on decorative poles with underground wiring. The purpose of this new street light policy is to increase the perception of safety, improve aesthetics, and decrease light pollution.

The spacing of the decorative light poles provides a uniform level of lighting creating an environment that encourages desirable street activity that allows better surveillance and a greater feeling of safety. The elimination of overhead wires decreases the necessity of the drastic pruning of street trees. The lower height of the poles allows lighting to shine nearer the ground avoiding shining into the canopy of the trees. In addition, the design of the decorative poles affords the opportunity to create unique pole designs that create a sense of place and identity for each neighborhood. These elements create an inviting neighborhood that encourages residents to be active after dark. The new lights also meet the Dark Sky classification with the goal of decreasing the amount of light pollution that shines into the sky. A copy of the street lighting master plan can be found on the City web site at www.slcgov.com/transportation/streetlighting/default.htm.

New Lighting Projects

The new Pioneer Precinct at 700 South and Garn Way

(approximately 1050 West) in the Poplar Grove Neighborhood, was the first lighting project on the City's Westside to incorporate the new decorative streetlight. The pole includes the name of the neighborhood as part of the design. This light pole embellishment helps pedestrians to identify the neighborhood, while enhancing community pride. The decorative fixture is unique to the Poplar Grove community, but has classic elements that are also apparent on street lights in the Downtown area of the City. Inclusion was an important element during community discussions. New street lights have also been installed in the Glendale Neighborhood as part of two street reconstruction projects: Montgomery Street between Glendale Circle and California Avenue and 1300 South between Montgomery Street and Glendale Drive. These lights were paid for using federal funding through the Community Development Block Grant Program.

As new lighting is needed or old lighting is replaced, these decorative light fixtures, designed to be unique to each neighborhood of the City, will be installed. The Rose Park Neighborhood, located between 600 North and the Rose Park Golf Course (approximately 1200 North) and 900 West and the Jordan River will soon be the first neighborhood in the City with all new decorative streets lights. Streets in other neighborhoods, including Westpointe, additional portions along 1300 South in Glendale, Indian Hills, Donner Way, Yale Avenue between 1300 East and 1500 East, and the West Capitol Hill neighborhood are also being reviewed for proposed lighting projects.



A Montgomery Street Light in the Glendale Neighborhood

"The purpose of this new street light policy is to increase the perception of safety, improve aesthetics, and decrease light pollution."

Historic Landmark Commission Honors Exemplary Preservation Efforts

by Elizabeth Giraud, Planning Program Supervisor

On February 9, 2004, the Historic Landmark Commission held its annual awards ceremony, presenting merit awards to eight property owners and volunteer Doug Stephens, and thanking outgoing Commissioners for their years of service. Out of 30 nominations, the winners represented commercial, residential and religious buildings, and included both renovation and new construction projects.

While all of the projects represented high preservation standards and significant investment, two are especially representative of the work that has revitalized older neighborhoods in Salt Lake City. The Center Street Market, 271 North. Center Street in the Capitol Hill Historic District, was constructed as a store with a house attached in the early 1900's. It sat vacant for many years in a dilapidated condition. Kris Hopfenbeck, known locally as the owner of the now-defunct second-hand store "Eclectic," purchased the building and undertook an extensive renovation. It is now a restaurant and small grocery store. The building is close to downtown but is in a residential neighborhood, and it is a great example of how a mix of uses cannot only be compatible, but are essential components in main-



An example of new construction

taining the viability of neighborhoods.

Another outstanding project is an addition for a single-family house at 580 North. West Capitol Street. Mark and Jenny Milligan need more room for their growing family, and with the services of architect Lynn Morgan and craftsman Chris Bodily, designed an addition that is compatible with the historic architecture of the house, yet clearly "reads" as an addition. Mr. Milligan, a self-avowed "pack rat," even salvaged and rehabbed a small shed at the back of his house as a playhouse for his daughter.

Other awards include the following:

First Presbyterian Church 12 "C" Street, extensive renovation
Charles and Nancy Wright 225 S. 1200 E., extensive renovation
Susan Mickelsen 667 E. 300 S., new construction
John and Kim Landry 222 "K" Street, extensive renovation
Will Connelly 1027 E. South Temple, renovation and new construction
Lynn and Ruth Morgan 227 "C" Street, extensive renovation

Outgoing Commissioners include Bob Young, Wayne Gordon, Alex Protasevich, Mark Wilson and Willy Littig. The Commission also expressed its appreciation to Doug Stephens, for the many hours he served on an economic hardship case.



The Center Market before renovation



The Center Street Market after renovation

Zoning Chills Out

by Larry Butcher, Zoning Administrator

As the summer months approach, we all anticipate being able to cool down and sip our favorite beverage. A recent text amendment to the Salt Lake City Zoning Ordinance has paved the way for fans of snow cones and shaved ice to partake of these delicious confections during the summer months.

Between the dates of May 15 and September 15 each year, snow cone or shaved ice stands may be erected in many zoning districts to serve overheated and thirsty patrons. Whether or not these culinary delights will be served with little umbrellas in them will be entirely up to the server!

Snow cones or shaved ice stands may not be placed in any required landscaped area or any required parking areas. Also, the stands may not block pedestrian access to other businesses on the site. The location

of the stands must also be arranged to minimize any light or noise impacts to adjacent residential properties.

Interested parties may review the Salt Lake City Ordinance "on-line" at www.slccgov.com. Just click on "Business," then "Planning," then scroll down to "Zoning Ordinance," then scroll down on the left side where you see the listed "Titles" until you get to "Title 21A:Zoning." Once you have clicked on the "Zoning" title, choose "Chapter 21A.42 Temporary Uses" and find 21A.42.070K to review the ordinance.

Best wishes for an "icy" summer from the Salt Lake City Planning Division!

"Between the dates of May 15 and September 15 each year, snow cone or shaved ice stands may be erected in many zoning districts to serve overheated and thirsty patrons."

**SALT LAKE CITY PLANNING AND
ZONING DIVISION**

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LIVING WITH FIRE : A Guide for the Homeowner

by Doug Wheelwright, Deputy Planning Director

Salt Lake City Corporation is pleased to make an 11-page color publication available to Salt Lake City residents, particularly those residents who live near the City's foothills or wooded stream corridors which extend into the urbanized valley floor from the foothills. The "Living with Fire" publication has been produced and made available by the Great Basin Fire Prevention Organization for distribution throughout the Great Basin Area. Great Basin Fire Prevention is a collaborative effort of the various Federal and State land management and fire control agencies, such as the U. S. Forest Service, Bureau of Land Management and the Utah Division of Forestry, Fire, and State Lands. The Salt Lake City Department of Public Utilities and the City Fire Marshall's Office have helped fund the printing of this publication for use by City residents and others who are at potential risk from uncontrolled wildfires.

With the continuation of the drought and the tragic wildfire damages done last year in Colorado, Arizona and Southern California, everyone living in Salt Lake City and elsewhere

along the Wasatch front should have a personal interest in learning how to minimize potential loss of life and property damage caused by inevitable wildfire events. The "Living with Fire" publication contains practical and useful recommendations for homeowners to consider when making home purchase decisions, designing new homes in the at-risk areas, selecting building materials and contemplating the installation or maintenance of landscaping materials. Some simple changes can dramatically reduce property damage risks to existing homes such as the replacement of existing wood shingles with asphalt shingles or other class "A" or "B" fire resistant roofing materials. (The only homes that survived the tragic 1991 Oakland, California wildfire were those homes with tile roofs.)

The concept of "defensible space" is explained in the publication including how homeowners can assess their individual properties for risk and calculate appropriate minimum distances for vegetation modifications between the house and the natural or existing vegetation that may be subjected to wildfire.



The "Living with Fire" publication is available free of charge to interested citizens at various locations within the City & County Building. The City Council Office, Mayor's Office of Community Affairs, Planning Division and the Permits Office all have copies for citizen distribution. The Public Utilities Department Office also has copies available.

Good planning means learning what to expect and acting to minimize your personal risks before the wildfire event actually happens, because when the wildfire event comes, you will only have time to evacuate your family and pets.

Planning News

Message from the Planning Director

by Louis Zunguze, Planning Director

I am thrilled to spearhead the Planning Division's first newsletter. It has been my goal, since becoming Planning Director, to sharpen and deepen the level of communication between the Planning Division and the residents of this great city. As you know, throughout history, patterns of settlement and land development have reflected the culture and technology of the time. As such, the choices we make with respect to density, scale, and building form and their relationship to the natural environment; the types of land uses and their degree of integration; circulation and the nature, amount and disposition of open space – all combine to affect the sustainability of our City. To succeed in this endeavor requires

a sustained commitment from all of us toward meaningful dialogue about our City. This newsletter, and many others that will follow, represents one form of that dialogue.

What are the qualities of an ideal community? Within the Planning Division, we believe that the best communities are those that provide socially vibrant models of Community, Livability, Mobility, Equity, and Sustainability. While it may be impossible to enumerate all of the factors and relationships, successful communities unite public and private interests into a clear sense of purpose – to develop an appropriate mix of residential, commercial, civic, and open space uses. In this public discourse

we are prepared to play our part in making relevant the processes involved in planning and development of our City. I say relevant, because the ideas and plans we develop and implement affect people's lives. To that end, our overall focus and actions must not only reflect the character of this community, but speak to the aspirations of its residents.

It is, therefore, my hope that through communication we can develop a strong sense of understanding and ownership of the planning processes aimed at enhancing the quality of life, community identity and a sense of place in this great City.



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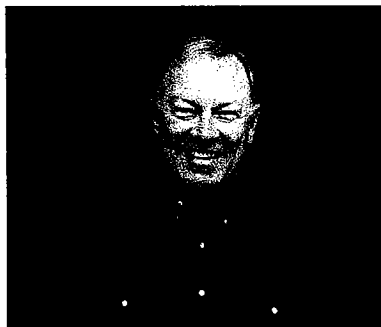
National Historic Preservation Consultant Visits Salt Lake City

by Elizabeth Giraud, Planning Program Supervisor

Last July, Nor'e Winter of Winter and Company, an historic preservation consulting firm based in Boulder, Colorado, provided a workshop for the Historic Landmark Commission and City staff members. Mr. Winter conducts workshops and has prepared design guidelines for cities throughout the United States, and in fact, prepared the design guideline document currently used by the Salt Lake City Historic Landmark Commission. Mr. Winter discussed "bread and

butter" items with the Commission: running an effective meeting and the importance of tying decisions to standards in the ordinance. He provided insight into how Commissions in other cities conducted their historic preservation programs. Mr. Winter subsequently submitted an assessment of Salt Lake City's preservation program, affirming that the City's preservation program is consistent with nationally-accepted standards and offering suggestions on areas that need

refinement. These areas include updating the city's historic resource surveys, establishing a "scoping" stage when reviewing projects from other City agencies, refining descriptions of key features in historic districts as presented in the design guidelines and developing a preservation plan for the City in order to clarify the role of preservation in broader community planning.



Nor'e Winter of Winter and Company

Salt Lake City, Utah Zoning Ordinance



Title 21A
of the
Salt Lake City Code

What is Zoning Administration?

by *Larry Butcher, Zoning Administrator*

The Zoning Administration Staff in the Planning Division apply the City's zoning regulations to everyday situations. As Zoning Administrator, I work closely with Wayne Mills, Board of Adjustment Administrator to respond daily to a myriad of questions ranging from "Can I have chickens on my property?" to "Where can I build a facility to process hazardous waste?"

Although detailed and extensive, the Zoning Ordinance cannot address every specific situation to which the provisions of the code may apply. In these situations, the Zoning Administration staff can assist applicants and other City employees in determining the proper application of the Zoning Ordinance.

In general, the Zoning Administration staff provide the following services: staff support for the Board of

Adjustment; administrative review of Routine and Uncontested Special Exceptions; Zoning Ordinance interpretation; advice and guidance on zoning issues to the public and other City departments; and responding to written inquiries by businesses and the general public.

Many citizens seeking help from the Zoning Administration staff have little or no knowledge of the Zoning Ordinance. A variance request for a small addition to the rear of a single-family bungalow requires the same consideration afforded a proposed new commercial building. Working in conjunction with the Permits staff in the Building Permit Office, the Zoning Administration staff seek to provide the best possible service and advice regarding inquiries from property owners.

Zoning Tools for Adaptive Reuse

by *Everett Joyce, Principal Planner*

The Congregation Sharey Tzedek Synagogue, located at 833 S. 200 East, was constructed in 1919 and is listed on the National Register of Historic Places. This building is an important reminder of the wide cultural diversity that has long been a part of the Central City neighborhood. The former synagogue sits on a portion of Block One of the Original Plat A of the City. The surrounding blocks attracted a wide variety of residents of mostly moderate means, including a significant Jewish population, who first settled in the neighborhood in 1853. Very few examples of their homes remain in Central City, but three former synagogues still stand: the 1891 B'Nai Israel Temple at 249 S. 400 East, the 1895 Congregation Montefiore at 355 S. 300 East and this synagogue.

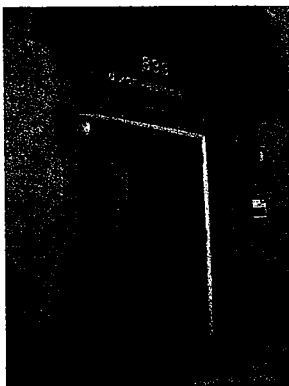
As development in the City shifted to the east and the south, portions of Central City began to deteriorate, despite periodic efforts to improve the neighborhood dating as far back as the 1920s. The synagogue building reflected this neighborhood change. The original congregation folded by 1930. The building remained vacant for many years, except for the basement, which was used as a meeting space for the Veterans of Foreign Wars Post 409. Commercial encroachment also began to intrude into this neighborhood and threaten its historic housing stock. Committed Central City residents worked with the Planning Division in the early 1900's to prevent encroachment into the most viable remaining residential areas of the neighborhood and to guide future commercial development into more appropriate areas.

In 1992, the City adopted the Block 1/A Policy Plan,

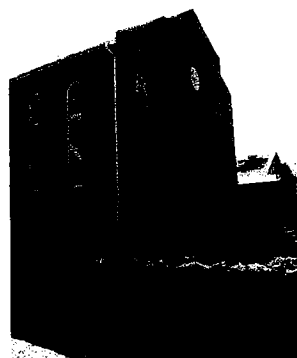
for the block located between 800 and 900 South from 200 to 300 East. This plan includes a policy that allows the transition of specific areas from residential to non-residential land uses, as long as the new non-residential land use is compatible with, and does not negatively impact the remaining residential land uses on the block. In order to implement this policy, the City adopted the "T" Transitional Overlay Zoning District and applied it to this area. With this zoning classification, even though the property is zoned for residential land uses, certain non-residential uses may be allowed, as a conditional use, to allow for the transition of the overlay area from residential to non-residential. The conditional use process allows public input and a higher level of control over new non-residential development, to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future non-residential redevelopment.

The Planning Commission approved a conditional use permit for David J. Dixon, AIA, to convert the vacant structure to an architect's office. The adaptive reuse of this building from a vacant synagogue to an architect's office was possible through the master plan policy for the area and the overlay zoning tool.

The result of this process is a new business in a once vacant structure that is compatible with the surrounding properties and preserves this important historic structure.



"This building is an important reminder of the wide cultural diversity that has long been a part of the Central City neighborhood."



The Congregation Sharey Tzedek Synagogue

What is a Land Subdivision?

by Doug Wheelwright, Deputy Planning Director

Subdivision of land is a process required by State law, whereby parcels of real property are legally divided to create multiple smaller parcels, usually preparatory to some future construction of building improvements on the new lots created by the subdivision. Depending upon the types of land uses allowed by the Master Plan and the zoning of the parcel, subdivisions are typically classified as either "residential" or "non-residential". "Non-Residential" subdivisions can include commercial and industrial land. Condominiums and sometimes "mixed use developments" are hybrid forms of subdivisions, which can mix independently and commonly owned property within the same subdivision project. Occasionally, previously subdivided land needs to be altered in some way, which requires an "amendment" to the original subdivision plat or a portion of it.

Utah State law establishes a requirement that "local governments" (mostly counties and cities) develop and adopt ordinances, through a public process which establishes the approval consideration process and the development standards for subdivisions within the political jurisdiction. These ordinances are called "The Subdivision Ordinance" and are different in each local government entity, although the State law requires some similarities such as a two step approval process called "Preliminary Subdivision Approval" and "Final Subdivision Approval" and a requirement that the Planning Commission review and approve subdivisions. Depending upon the local government's form, final approval

requires consideration by either the legislative body (City Council) or the executive body (Mayor or City Manager), before the subdivision is officially "recorded" in the office of the applicable County Recorder.

In Salt Lake City, the Mayor approves final subdivision plats, after approval by the Planning Commission and upon the recommendation of the various City Departments and the City Attorney. Also, subdivisions must comply with all adopted planning documents, such as the Master Plan, Zoning Ordinance, Zoning Map, the City's Transportation Master Plan and Official Street Map.

Subdivision controls are a major implementation tool for the City's adopted planning policies and policy decisions. The subdivision process is generally the way that new streets are dedicated (become owned by) to the City for use as streets by the public, and through which the construction of necessary streets and utility improvements is assured. Purchasers of lots in City approved subdivisions can be reasonably assured of the lot's developability, availability of utility services, and reasonable freedom from title defects and natural hazards.

Both State law and City ordinances prescribe misdemeanor penalties for owners and real estate agents who sell or offer for sale parcels of land which have been divided by deed, without first being legally subdivided and approved by the City. But because the County Recorders are required to accept deeds for recording without verification of approval by local governments as to subdivision approval

status, many deeds are recorded each year by property owners which result in violations of the subdivision laws. Because the deeds are "recorded" and the property tax records changed to identify the new owners, many people are unaware of the illegal status of the property parcels. The local government may also be unaware of the illegal status of certain property until someone applies for a building permit, which is when the City staff checks the ownership records and reviews the subdivision status of the property.

The remedy for illegally subdivided property parcels is usually to enter into a subdivision process and obtain subdivision approval. Sometimes, subdivision approval is not possible, due to conflicts with zoning or other requirements of the law. Sometimes, subdivision violations can be eliminated by recombining the property with the original property from which it was divided. The City could even prosecute the violator of the subdivision regulations, although this is rarely done unless the violation was obviously done with intent to defraud. The most common enforcement measure taken by the City on illegal subdivisions is withholding the building permit until corrective action is taken.

Future newsletter articles will explore other aspects of subdivision activity in Salt Lake City.

Zoning Enforcement Staff Has Had a Busy Summer Controlling Weeds

by Craig Spangenberg, Housing and Zoning Supervisor

The long, hot and dry summer provided a friendly environment for weeds. The "weed" Enforcement Staff processed over 1,200 enforcement cases on properties with weeds this past summer. It seems that weeds were one of the few plants that actually thrived during the summer heat. Weed control is a vital part of the City's Housing and Enforcement Program. Weedy lots are a fire hazard as well as being unsightly. We truly appreciate the efforts of the "weed" Enforcement Staff to make the City a little more appealing by eliminating the weeds on both vacant and occupied properties.



"It seems that weeds were one of the few plants that actually thrived during the summer heat."

SALT LAKE CITY PLANNING AND ZONING DIVISION

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Planning Division
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Visit our web site at
www.slcgov.com/ced/

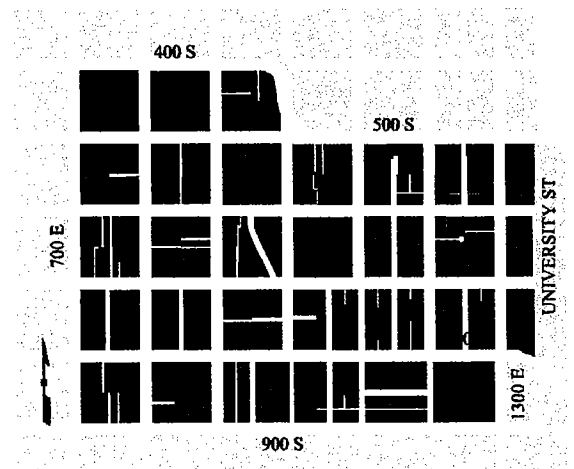
New National Register Historic District in Salt Lake City !

By Elizabeth Giraud, Planning Program Supervisor

The Bennion-Douglas neighborhood, approximately bordered by 400 South, University Street, 900 South and 700 East, was listed on the National Register of Historic Places on September 3, 2003. Officially, it is part of the East Side Historic District, which also includes the Bryant neighborhood (north of 400 South) and the existing Central City Historic District. This neighborhood contains almost 1,400 buildings, and is significant for its association with Salt Lake's transition from an agricultural outpost to a thriving urban center. The neighborhood contains fine examples of a variety of architectural styles including numerous residential, institutional and commercial buildings designed by the City's most prominent architects. As in other neighborhoods

encompassed in the East Side Historic District, Bennion-Douglas continues to convey a broad range of the City's physical development, including the large blocks and wide streets of the pioneer planners, subsequent inner-block development and subdivisions platted for streetcar suburbs.

The Bennion-Douglas neighborhood's listing on the National Register does not carry with it any regulatory review, but owners can apply for State tax credits for residential renovation projects and federal tax credits for commercial renovation projects. For more information about the tax credits, call the Utah State Historic Preservation Office at (801)533-3500.



The Bennion-Douglas National Historic District

The Planning Division hopes that property owners will avail themselves of this financial incentive in order to preserve the historic building stock of the neighborhood.

Exhibit F
Historic Downtown Salt Lake City Walking
Tour Guide

Exhibit G
Letters of Support for Preserve America
Certification



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Community and Culture

YVETTE DONOSSO DIAZ
Executive Director

Division of State History / Utah State Historical Society

PHILIP F. NOTARIANNI
Division Director

September 13, 2005

Preserve America Communities
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW, Suite 809
Washington, DC 20004

Re: Salt Lake City, Utah Preserve America Communities Application

To Whom It May Concern:

I support the Preserve America Communities application submitted by Salt Lake City, Utah. This community has become an important component in the preservation and economic development of their community's heritage resources. Designation as a Preserve America Community would greatly benefit the citizens of Salt Lake City and encourage them to continue working towards becoming a heritage tourism destination and preserving their community's many historic buildings.

Thank you for your consideration. If you need any additional information, please feel free to contact me at (801) 533-3552.

Sincerely,

A handwritten signature in black ink, appearing to read "Wilson G. Martin".

Wilson G. Martin
Associate Director
State Historic Preservation Officer

cc: Elizabeth Giraud



September 7, 2005

Ms. Judith E. Rodenstein
Preservation Program Specialist
1100 Pennsylvania Avenue, N.W., Suite 803
Washington, D.C. 20004

Dear Ms. Rodenstein:

Utah Heritage Foundation strongly believes that Salt Lake City is deserving of designation as a Preserve America community. There are many aspects to Salt Lake City's efforts in historic preservation that make it worthy of the designation. First and foremost, Salt Lake City's leaders and its residents are actively engaged in the preservation of its historic resources. Every day, new residents choose to live in Salt Lake City and rehabilitate historic homes because of the high quality of life that its neighborhoods provide.

Utah Heritage Foundation and Salt Lake City have been linked as partners in preservation for nearly 30 years. Salt Lake City was the first city in the state to designate a local historic district and to establish a landmarks commission. They continued to pioneer preservation ethics in the state with the implementation of early partnerships to rehabilitate historic neighborhoods, including partnerships with Utah Heritage Foundation.

For being a capitol city and the largest city in the state, Salt Lake City is a very livable place. One of the foremost reasons for this is the high quality of its older neighborhoods. Many neighborhoods did have a decline through the 1960s and 1970s but rebounded after the city took action to revitalize these areas. During the 1970s, the city initiated the creation of historic districts and the Landmarks Commission which protected many neighborhoods from being demolished and provided incentives for their rehabilitation. During the 1980s, the city committed millions of dollars to completely restore the 1891 Salt Lake City and County Building, a Romanesque Revival icon of the city and state. In the last few years, the city has taken steps to protect historic neighborhoods that aren't yet designated by providing zoning restrictions that will provide for more compatible infill construction in these neighborhoods.

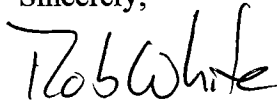
In other projects, the city has recognized the value of many diverse historic elements and taken the steps to retain those elements through the life of a project. When South Temple Street was reconstructed between 1999 and 2001, the city retained elements such as the historic utility poles, carriage stepping stones, and street name stamps at intersections. In the late 1990s, Salt Lake City developed design guidelines and a master plan for the Gateway District, an area just west of downtown where industrial and warehouse uses were traditionally located near our two historic railroad stations. This area has become a thriving

new location for business, retail, and housing, utilizing and rehabilitation the historic warehouses while building compatible infill in the newest part of the downtown area.

There are great stories of preservation triumphs that have turned into national models of revitalization; from the Marmalade District to the Avenues, and from the City and County Building to Temple Square. A crowning jewel in the city, a \$300 million restoration of Utah's State Capitol Building in Salt Lake City will be completed in late 2007. Salt Lake City and its residents invest heavily in the city's historic resources because they provide the city's great character. The federal tax credit program has spurred over \$13 million in investment since 2002. The state's tax credit program for residential properties has spurred \$22 million in investment since its inception in 1994.

These great accomplishments are among the best reasons why we believe Salt Lake City is worthy of the highest consideration as a Preserve America community.

Sincerely,

A handwritten signature in black ink that reads "Rob White". The signature is written in a cursive, slightly stylized font.

Rob White
Executive Director

#

Established in 1966, the Utah Heritage Foundation was the first statewide preservation organization in the western United States. The mission of the Utah Heritage Foundation is to preserve, protect, and promote Utah's historic environment through public awareness, advocacy, and active preservation.