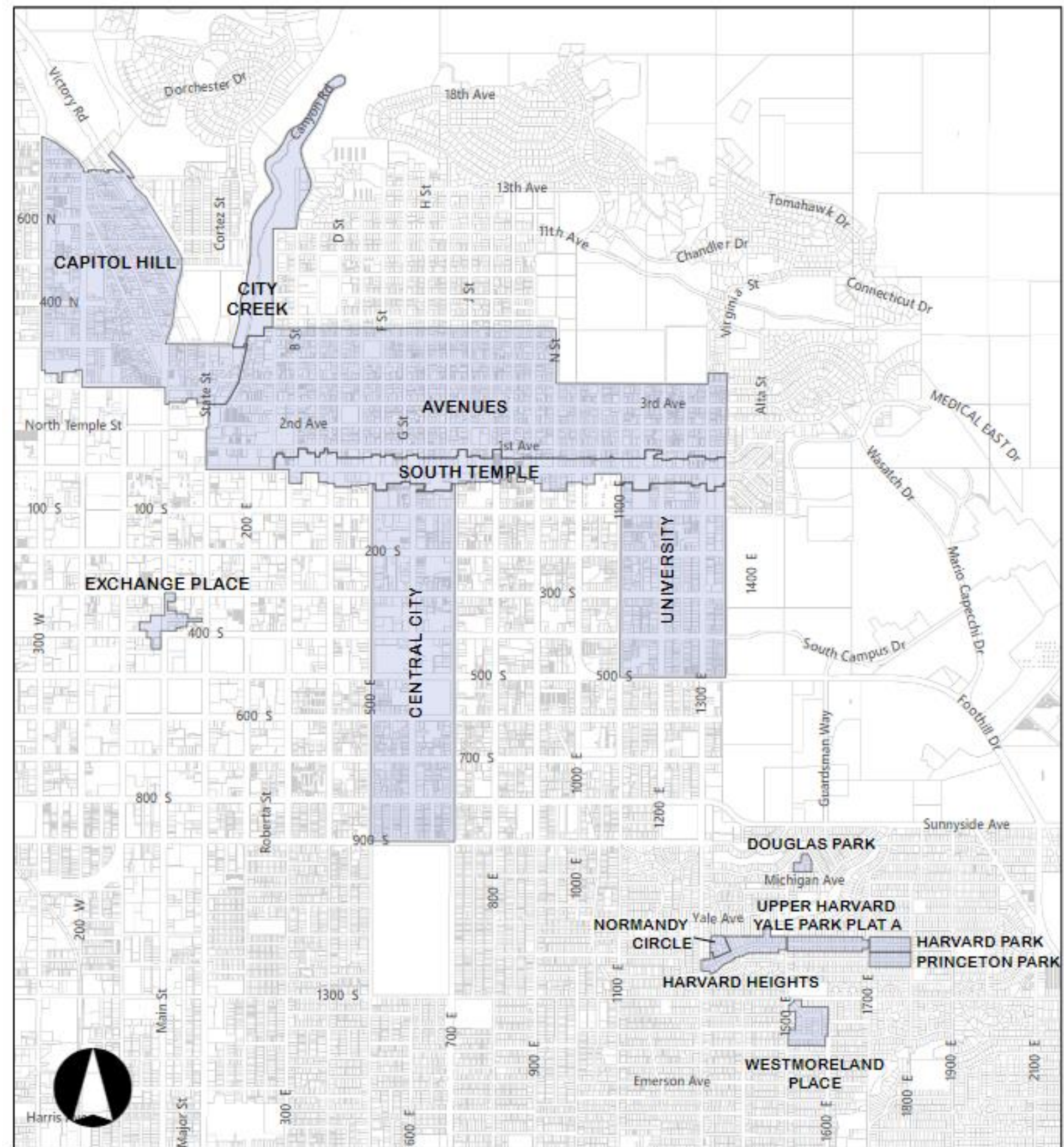




TEXT AMENDMENT – H HISTORIC PRESERVATION OVERLAY DISTRICT

CITY COUNCIL BRIEFING // OCTOBER 17, 2023



BACKGROUND

- City's first preservation ordinance adopted in 1976
- HLC is one of 4 land use authorities – jurisdiction over properties within the H overlay
- **Approval required for:**
 - Exterior alterations
 - New construction
 - Demolition
 - Relocation



HELPFUL TERMS

- **Certificate of Appropriateness (COA):**
Historic approval

- **Historic Integrity:**
Location, design,
setting, materials,
workmanship, feeling,
& association.



- **Contributing:**
Retains historic
integrity.

- **Noncontributing:**
Does not retain
historic integrity.



PROPOSED REORGANIZATION

- Reorganization of 21A.34
- Definitions moved
- Moves local historic designation, boundary adjustments, revocation of the designation of a landmark site to a new chapter



ADDITIONS

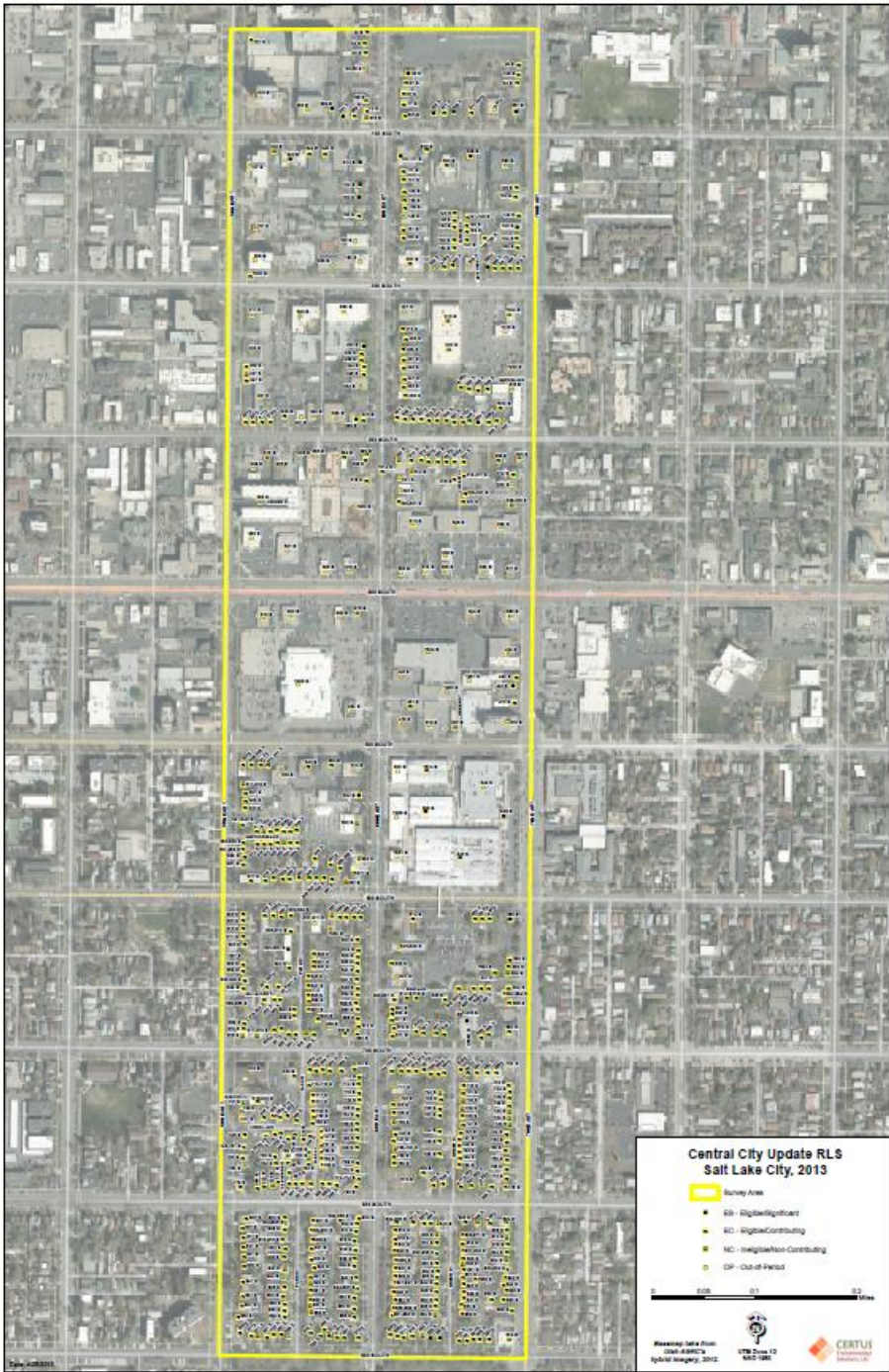
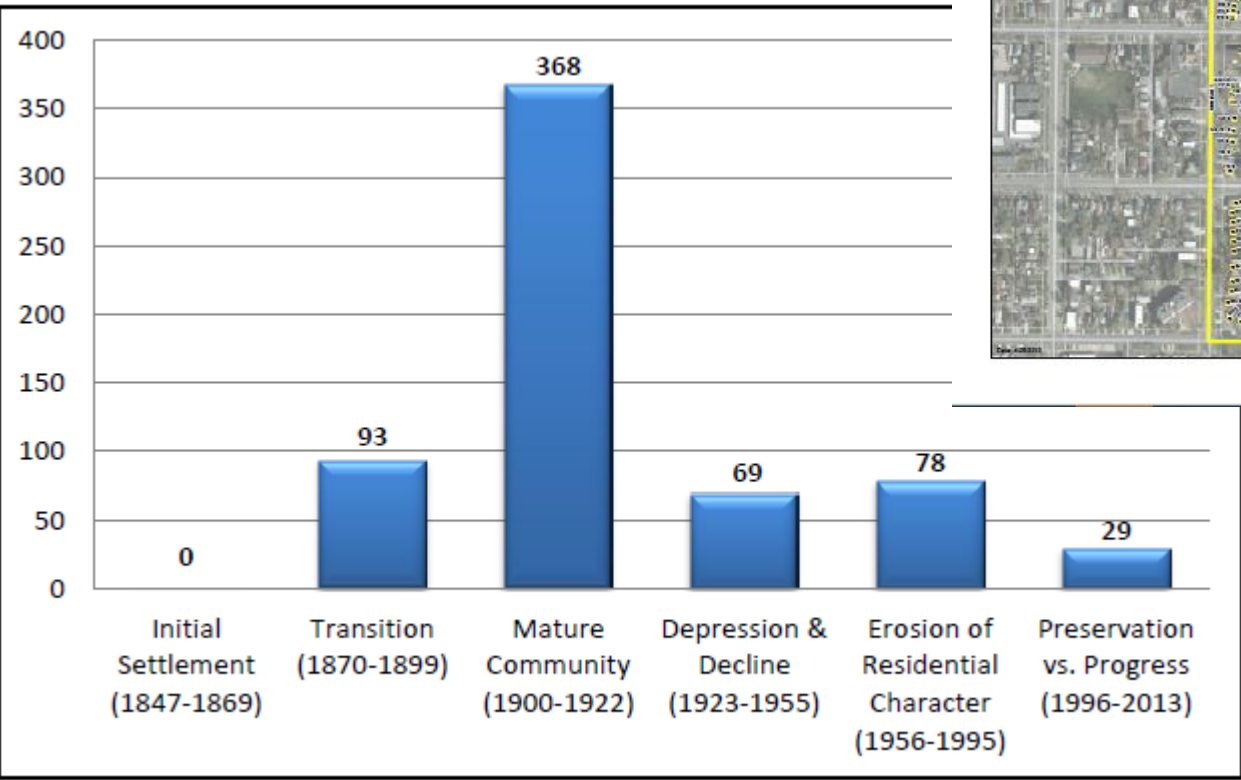
- Applicability section
- Exemptions
- Solar panels at a staff level
- Deny CoA at a staff level
- HLC jurisdiction & authority
- Notice for demo of a NC building
- Application fees
- New definitions
- Historic resource survey adoption

NEW PROCESSES

- Updates to historic resource surveys
- Historic status determinations

HISTORIC RESOURCE SURVEYS

- **RLS** –
Reconnaissance
Level Survey
- **ILS** –
Intensive Level
Survey



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Appendix A: Property location maps.....	Attached
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	515 E. 100 S.	OP		522 E. 100 S.	NC		535 E. 100 S.	OP		540 E. 100 S.	ES
	544 E. 100 S.	EC		546 E. 100 S.	EC		555 E. 100 S.	ES		561 E. 100 S.	ES

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
515 E 100 SOUTH	OP	1981	13	OTHER PUBLIC/COMMERCIAL	LATE 20TH C: OTHER	BRICK:OTHER/UNDEF.	OFFICE	0	
522 E 100 SOUTH	NC	1895	2.5	OTHER RESIDENTIAL TYPE	MODERN: OTHER	STUCCO/PLASTER REGULAR BRICK	SINGLE DWELLING	0	COMPLETE MODERN REMODEL
535 E 100 SOUTH	OP	1985	4	OTHER PUBLIC/COMMERCIAL	LATE 20TH C: OTHER	GLAZED CURTAIN WALL	OFFICE	0	
540 E 100 SOUTH	ES	1927	3	CORNER ENTRANCE APT.	COLONIAL REVIVAL	STRIATED BRICK	MULTIPLE DWELLING	1 CON	EELWINES APTS.
544 E 100 SOUTH	EC	1927	3	DBL-LOADED CORRIDOR APT.	COLONIAL REVIVAL PERIOD REVIVAL (GEN.)	MULTI-COLOR BRICK	MULTIPLE DWELLING	1 CON	TRENTON APTS.
546 E 100 SOUTH (HOUSE)	EC	1895	2.5	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK STONE:OTHER/UNDEF. SANDSTONE	SINGLE DWELLING	0	
546 E 100 SOUTH (APTS)	EC	1950	2.5	OTHER APT/HOTEL PLAN	POST-WWII: OTHER	STRIATED BRICK STONE VENEER	MULTIPLE DWELLING	0	
555 E 100 SOUTH	ES	1927	3	DBL-LOADED CORRIDOR APT.	COLONIAL REVIVAL	STRIATED BRICK	MULTIPLE DWELLING	0	
561 E 100 SOUTH	ES	1914	3	WALK-UP APT.	NEOCLASSICAL	REGULAR BRICK	MULTIPLE DWELLING	0	

PERIOD OF SIGNIFICANCE

- Initial Settlement (1847 to 1869)
- Transition (1870 to 1899)
- Mature Community (1900 to 1922)
- Depression and Decline (1923 to 1955)
- Erosion of Residential Character (1956 to 1995)



HISTORIC RESOURCE SURVEY UPDATES

- Surveys should be updated (best practice is every 5-10 years)
- Ensures the correct standards apply
- May expand the period of significance
- Does not change the LHD boundaries
- Public process leading up to public hearings – City Council is the decision maker



**BEFORE
(NONCONTRIBUTING)**



**AFTER
(CONTRIBUTING)**



**BEFORE
(NONCONTRIBUTING)**



**AFTER
(CONTRIBUTING)**

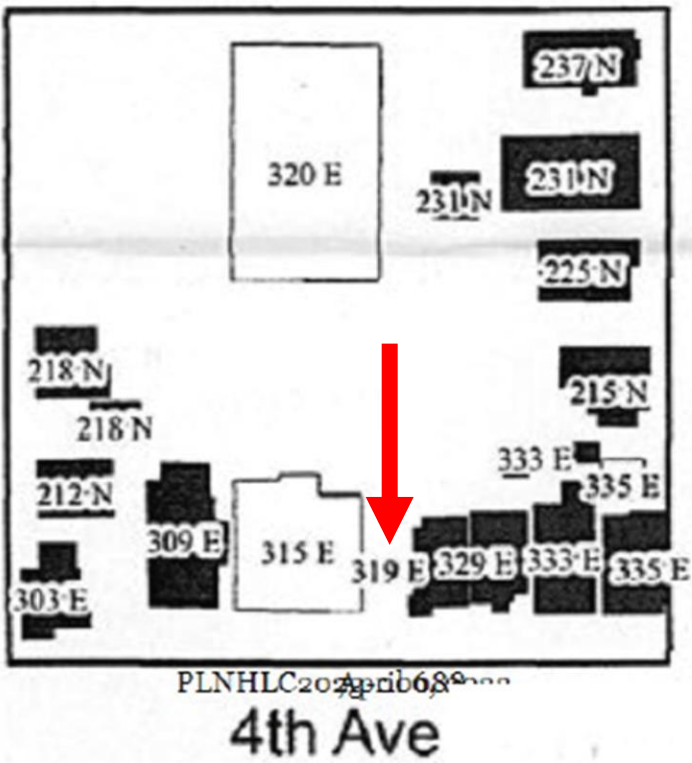
HISTORIC STATUS DETERMINATIONS

- **Administrative Interpretation** (May be initiated by property owner or planning director):
 - Unrated properties
 - Properties that warrant reconsideration
- **Considerations:**
 - Updated Historic Resource Survey (ILS)
 - Alterations
 - Contextual Understanding
 - Historic Integrity

HISTORIC STATUS DETERMINATIONS



UNRATED IN MOST RECENT SURVEY



AVENUES HISTORIC DISTRICT (SLC Landmark District)
Salt Lake City, Salt Lake County, Utah

RECONNAISSANCE LEVEL SURVEY – 2007-2008
4th Avenue, Page 4

319???



315 E 4th Avenue
D



318 E 4th Avenue
B



324-328 E 4th Avenue
B



329 E 4th Avenue
B

Architectural Survey Data for SALT LAKE CITY									
Utah State Historic Preservation Office									
4 th Avenue — Avenues Historic District (SLC Landmark District)									
Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status	
315 E 4TH AVENUE	D	0/0	1970	REGULAR BRICK WOOD:OTHER/UNDEF.	MANSARD	WALK-UP APT.	08 78		
		2.5				MULTIPLE DWELLING		N04	
318 E 4TH AVENUE	B	0/0	1896	REGULAR BRICK	VICTORIAN: OTHER BUNGALOW	BUNGALOW	07 78		
		1.5				SINGLE DWELLING		N04	
329 E 4TH AVENUE	B	1/0	1904	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	RECTANGULAR BLOCK	08 78		
		1.5				SINGLE DWELLING		N04	

319???

HISTORIC STATUS DETERMINATIONS



CHANGED FROM CONTRIBUTING TO NONCONTRIBUTING

HISTORIC STATUS DETERMINATIONS



NO CHANGE – CONFIRMED NONCONTRIBUTING

COUNCIL CONSIDERATIONS



Change since PC Review:

- Technical changes

Change since transmittal:

- Carriage house language



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