



Project Description

Project Info 200 S House Demolition Request
1259 E 200 S
Salt Lake City, UT

Description The approval of this request would allow for a more significant and impactful redevelopment opportunity that will contribute more to the neighborhood than existing uses. This development would include the corner property to the east, leading to a revitalization of the corner of 200 South and 1300 East with a likely mixed-use project. A project of this type is only possible given an approval of this request.

Meeting Standards for Approval:

A) Due to renovations, the property's historic integrity, including original architectural features, materials, and design, has been diminished. While still being located within a historic district, the building's defining historic characteristics are no longer as readily apparent as in previous years.

B) Given the existing multifamily developments along 200 South, the streetscape has evolved from the original historic character. This proposal is consistent with this pattern and is not expected to further diminish the historic context along 200 South, making it compatible and beneficial to the development of the area.

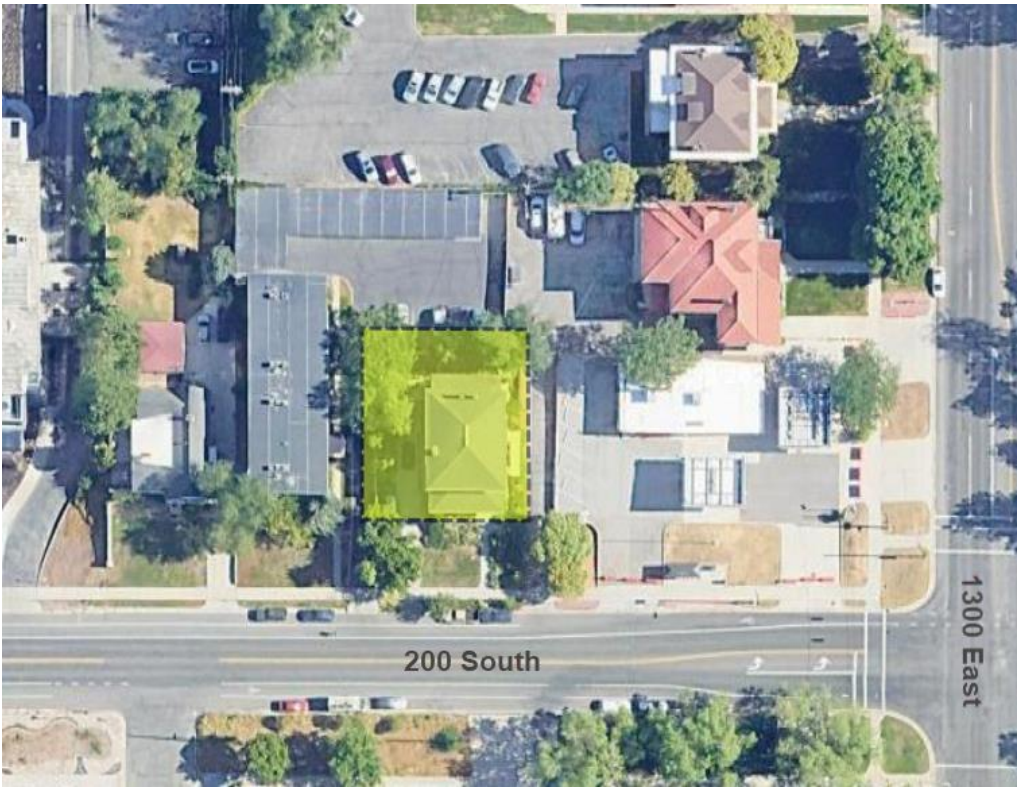
C) Due to the high concentration of the historically contributing building in the district, it is unlikely removal of this property will create a material adverse effect on the concentration of historically significant structures. The property is relatively culturally insignificant and is not seen as a landmark or a particularly unique example of historically contributing properties. Changes to exterior materials reduce this historic link as well.

D) Base zoning for the site is currently designated as R-2. This significantly restricts the potential for adaptive reuse as other potential uses such as mixed-use developments are not permitted in this zone. Therefore, efficient and effective adaptive reuse of the building is unlikely.

E) There is no evidence of willful neglect on the property. Although there does appear to be evidence of alterations and maintenance on the property, diminishing its historic value.

Thus, a request for demolition of the gas station has been submitted as it appears to a relatively insignificant structure where the value of the property to the community and nearby residents can be greatly improved upon through redevelopment.

Site Map





Streetscape Photos

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Non-Contributing:





Contributing:





Streetscape:





Proposal Compliance

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Compliance The National Park Service utilizes seven aspects of integrity to evaluate historic properties. Each of these will be analyzed below in context of the request:

Location) The property is located along 200 South in the University historic district. No significant historic events are known to have occurred on this site. The areas west of the University has historically been utilized as student housing.

Setting) While originally built near single-family homes, the immediate setting has changed as multifamily developments have been built to the west and commercial to the east of the property. As a result, the property's relationship with surrounding historic buildings has become less cohesive and does not strongly represent this historic area.

Design) Public records list the property's "effective year built" as 1993 while it is recorded to have been built in 1912, suggesting the property has undergone substantial renovations or alterations. Thus, diminishing the initial design integrity of the property. Photos suggest additions to the property have been made.

Materials) Photos show changes to original materials on the outside of the home, as the original brick exterior of the home has been covered by stucco. Photos also suggest major changes to windows and roofing have also been implemented. Exterior materials are no longer representative of the historic period of the structure.

Workmanship) As mentioned above, evidence suggests the loss of original workmanship from the property due to renovations.

Feeling) While a few elements of the home exhibit the original feeling of the historic period, the overall connection to the historic period is not evident nor obvious. Past renovations detailed above have changed the overall feel of this property as not representative of its historic status. Due to the time of the renovations, the feel is more similar to other buildings constructed in the 1990s.

Association) This property has no known direct association with significant events or persons. Furthermore, the alterations diminish the ability for the property to demonstrate its link to the historic period of its construction.

Historic Photos:

According to the Salt Lake City Archives Department, no historic photographs of this property were found.