

# Memorandum

**Planning Division**  
*Department of Community  
and Neighborhoods*

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**To:** Salt Lake City Planning Commissioners

**From:** Anthony Riederer, AICP – Principal Planner  
801-535-7625 or anthony.riederer@gmail.com

**Date:** August 23, 2017

**Re:** **Amendments to the Standards for New Construction in Local  
Historic Districts - Petition PLNPCM2016-00905**

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## **Purpose**

This memorandum is intended to update the Planning Commission on the state of this project since it was previously presented to them at their July 12 meeting.

## **Background**

Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmarks Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposals for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments. In late 2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This project is the result of that petition and focuses on the following key elements:

1. Clarifying the documentation required for an application to be considered complete
2. Revising the standards for new construction in a local historic district so that they are more user friendly,
3. Aligning the standards for new construction to the city's adopted design guidelines, and
4. Clarifying the importance of the design guidelines in designing and reviewing proposed projects.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

### **Previous Planning Commission Action**

This project was presented to the Planning Commission for initial feedback and a public hearing at their July 12<sup>th</sup> meeting. Staff requested that the Planning Commission review the proposed ordinance changes, hold the public hearing, and continue the item pending action by the Historic Landmark Commission.

No members of the public spoke during the public hearing.

The following topics were discussed by staff and members of the Planning Commission:

- The impact of the proposed submission requirements on the applicant.
  - Specifically, whether the requirement for 3D illustrations would be onerous.
- Various theories of new construction in historic districts and whether some of the standards might force projects towards creating 'false sense of history' in architectural design.
- Why particular materials are specifically identified as prohibited.
- How to encourage improved detailing in new construction projects.
- Whether 'durability' would be more appropriate applied citywide, rather than in historic districts specifically.

At the conclusion of the discussion, the Planning Commission continued the item to a future meeting, pending action by the Historic Landmarks Commission.

### **Previous Historic Landmark Commission Action**

The Historic Landmark Commission held a public hearing on this item at their August 3<sup>rd</sup> Meeting.

In addition to being briefed on the draft before them, the commissioners were presented with an overview of the topics raised in staff's discussion with the Planning Commission at their July 12<sup>th</sup> meeting.

One member of the public expressed concern about whether the proposed requirement for 'durability' was appropriate, given that there are materials that might be considered durable but not desirable in a historic district.

No additional members of the public offered testimony or submitted written remarks to staff.

Through the course of their discussion the Landmarks Commission recommended three changes to the draft amendments, as presented. Those changes are as follows.

1. 21A.34.020(H)(1)(c): Replace the word 'frames' with the phrase 'relates to'.
2. 21A.34.020(H)(6)(a): Insert the phrase ", but not limited to," before the list of example materials.
3. 21A.34.020(H)(6)(b): Delete this standard and adjust subsequent numbering to reflect the deletion.

The Historic Landmark Commission forwarded a favorable recommendation on the proposed draft including the three changes previously referenced.

An updated draft reflecting these revisions is included in this memorandum as Attachment 1.

## **Issues for Discussion**

### **Clarity of Standard 1(c)**

Recent changes to state law requires that ordinances be written in language that is plain and clear. With this requirement in mind, staff is concerned that the phrase 'relates to' might not be specific enough to provide applicants actionable information on how to comply with the standard.

We propose including the following language at the end of the standard, to clarify the intent:

*"Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces."*

### **Appropriate Façade Materials**

Recent changes to state law stipulate that unless something is explicitly prohibited in a jurisdiction's land use regulations, then they are presumed to be permitted. It is the opinion of staff that some materials do not weather well and are neither durable nor appropriate in the context of a historic district.

As a result, staff had initially proposed a prohibition on the use of Exterior Insulated Finishing Systems (EIFS) on new construction projects in the local historic district.

The Historic Landmark Commissioners felt that explicitly restricting the use of any particular material would unnecessarily tie the hands of designers, and that the landmark commission was well-equipped to determine whether materials had been employed appropriately in any given project.

Given the impact of state regulations and the loss of discretion unless specifically prohibited, it may be worth discussing whether some materials restricted elsewhere in the H – Historic Preservation Overlay District (such as vinyl, aluminum, and asbestos siding), should be considered appropriate for use on public-facing façades.

If this is considered a worthy objective, staff recommends inserting the following standard as 21A.34.020(H)(6)(b), and adjusting the numbering of the following standards accordingly:

*“Materials on Street-facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.”*

### **Requested Action:**

Staff is requesting that the Planning Commission hold the public hearing, discuss the proposed text amendments, and forward a favorable recommendation to the City Council.

### **Attachments**

1. Draft Amendments to 21A.34, as recommended by the Historic Landmark Commission
2. Draft Minutes of HLC Meeting – August 3, 2017
3. Original HLC staff report – July 6, 2017

## **Attachment 1**

Draft Amendments to 21A.34, as recommended by the Historic  
Landmark Commission

## 21A.34.020 F

### 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: The following may be approved by administrative decision:
    - (1) Minor alteration of or addition to a landmark site or contributing principal building and/or site;
    - (2) Substantial alteration of or addition to a noncontributing site;
    - (3) Partial demolition of either a landmark site or a contributing principal building or structure;
    - (4) Demolition of an accessory building or structure;
    - (5) Demolition of a noncontributing building or structure; and
    - (6) Installation of solar energy collection systems pursuant to section 21A.40.190 of this title.
  - b. Submission of Application: An application for a certificate of appropriateness shall be made on a form prepared by the planning director or designee, and shall be submitted to the planning division. The planning director shall make a determination of completeness pursuant to chapter 21A.10 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. Fees: No application fee will be required for a certificate of appropriateness that is administratively approved.
  - e. Notice For Application For Demolition Of A Noncontributing Building or Structure: An application for demolition of a noncontributing structure shall require notice for determination of noncontributing sites pursuant to chapter 21A.10 of this title. The applicant shall be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.
  - f. Standards Of Approval: The application shall be reviewed according to the standards set forth in subsections G and H of this section, whichever is applicable.
  - g. 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 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.

h. 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 building in the H historic preservation overlay district, or the need for consultation for expertise regarding architectural, construction or preservation issues or if the application does not meet the standards of review.

2. Historic Landmark Commission: Certain types of construction, demolition and relocation shall only be allowed to be approved by the historic landmark commission subject to the following procedures:

a. Types Of Construction: The following shall be reviewed by the historic landmark commission:

- (1) Substantial alteration or addition to a landmark site or contributing principal building;
- (2) New construction of principal building in H historic preservation overlay district;
- (3) Relocation of landmark site or contributing principal building;
- (4) Demolition of landmark site or contributing principal building;
- (5) Applications for administrative approval referred by the planning director; and
- (6) Installation of solar energy collection systems on the front facade of the principal building in a location most compatible with the character defining features of the home pursuant to section 21A.40.190 of this title.

b. Submission Of Application: The procedure for an application for a certificate of appropriateness shall be the same as specified in subsection F1b of this section.

c. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

d. Materials Submitted With Application: Specific requirements for new construction shall include, at least the following information, unless deemed unnecessary by the planning director. Applications for a certificate of appropriateness for demolition shall also submit a reuse plan for the property.

- 1) The applicant's name, address, telephone number, e-mail address and interest in the subject property;
- 2) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- 3) The street address and legal description of the subject property;
- 4) A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted city design guidelines;

- 5) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
- 6) A streetscape study which includes height measurements for each primary structure on the block face;
- 7) A site plan or drawing drawn to a scale which includes the following information: property lines, lot dimensions, topography, adjacent streets, alleys and walkways, landscaping and buffers, existing and proposed buildings and structures, lot coverage, grade changes, parking spaces, trash receptacles, drainage features, proposed setbacks and other details required for project evaluation;
- 8) Elevation drawings and details for all facades;
- 9) Illustrative photos and/or samples of all proposed facade materials;
- 10) Building, wall, and window section drawings;
- 11) 3D models that show the new construction in relation to neighboring buildings;
- 12) 3D models that show the new construction from the pedestrian perspective; and
- 13) Such other and further information or documentation as the planning director may deem necessary or appropriate for a full and proper consideration and disposition of the particular application.

e. Notice: Applications for a certificate of appropriateness shall require notice pursuant to chapter 21A.10 of this title.

f. Public Hearing: Applications for a certificate of appropriateness reviewed by the Historic Landmark Commission shall require a public hearing pursuant to chapter 21A.10 of this title.

g. Standards For Approval: The application shall be reviewed according to the standards set forth in subsections G through K of this section, whichever are applicable.

h. Review And Decision By The Historic Landmark Commission: The historic landmark commission shall make a decision at a regularly scheduled meeting, following receipt of a completed application.

## **21A.34.020 H “New construction”**

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, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established historic context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions.

- 1) Settlement Patterns and Neighborhood Character



- a) Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character.
    - 1. Changes to the block and street pattern may be considered when advocated by an adopted city plan.
  - b) Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face.
    - 1. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.
  - c) The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face.
  - d) Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.
  - e) Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.
- 2) Site Access, Parking, and Services
- a) Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.
    - 1. Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.
    - 2. Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.
  - b) Site and Building Services and Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.
- 3) Landscape and Lighting
- a) Grading of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.
  - b) Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.
  - c) Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.
- 4) Building Form and Scale
- a) Character of the Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.
    - 1. Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.

2. Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.
  3. Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.
  4. Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.
- 5) Building Character
- a) Facade Articulation and Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.
    1. Rhythm of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
    2. Proportion and Scale of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.
    3. Ratio of Wall to Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
    4. Balconies, Porches, and External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.
- 6) Building Materials, Elements and Detailing
- a) Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.
  - b) Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.
  - c) Architectural Elements and Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.
- 7) Signage
- a) Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.

**Attachment 2**

Draft Minutes of HLC Meeting – August 3, 2017

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION**  
**Meeting Minutes**  
**451 South State Street, Room 326**  
**August 3, 2017**

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:20 PM](#) . Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Robert Hyde, Sheleigh Harding, David Richardson and Esther Stowell. Chairperson Charles Shepherd, Commissioners Thomas Brennan, Rachel Quist and Paul Svendsen were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; Katia Pace, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

**FIELD TRIP NOTES:**

A field trip was held prior to the meeting. Historic Landmark Commissioner present was Kenton Peters. Staff members in attendance were Michaela Oktay and Katia Pace.

The following sites were visited:

- **563 E 600 South** - Staff gave an overview of the proposal.
- **574 East 100 South** - Staff gave an overview of the proposal.

**APPROVAL OF THE JULY 6, 2017, MINUTES.** [5:35:03 PM](#)

**MOTION** [5:35:08 PM](#)

**Commissioner Hyde moved to approve the minutes from the July 6, 2017, meeting. Commissioner Adams seconded the motion. Commissioners Adams, Harding, Richardson and Hyde, voted “aye”. The motion passed unanimously.**

**REPORT OF THE CHAIR OR VICE CHAIR** [5:35:35 PM](#)

Vice Chairperson Peters stated he had nothing to report.

**DIRECTOR’S REPORT** [5:35:38 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, welcomed new Commission Esther Stowell.

**PUBLIC COMMENT PERIOD** [5:35:56 PM](#)

Vice Chairperson Peters opened the Public Comment Period.

Ms. Cindy Cromer stated her comments were regarding the Economic Hardship panel, the issues with the economic hardship process and the ordinance. She stated the issues with the ordinance have been a huge detriment to the historic nature of the city. Ms. Cromer reviewed different cases that had applied for economic hardship and how different resolutions could have come about for each case to protect the historic structures.

Vice Chairperson Peters closed the Public Comment Period.

## **- OTHER HLC BUSINESS -**

[6:33:27 PM](#)

### **Amendments to the New Construction Standards for Local Historic Districts**

**- A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or [Anthony.riederer@slcgov.com](mailto:Anthony.riederer@slcgov.com).) Case number: PLNPCM2016-00905**

Mr. Anthony Riederer, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The process for determining how a project framed adjacent streets.
- The restricted material and why some materials were and were not preferred.

### **PUBLIC HEARING [6:46:31 PM](#)**

Vice Chairperson Peters opened the Public Hearing, seeing no one wished to speak, Vice Chairperson Peters closed the Public Hearing.

The Commission and Staff discussed the following:

- Wording in the proposal under 1.c, the word frame was confusing and should be changed to relates to or engages with the sidewalks.
- The materials that should be restricted or reviewed on a case by case basis.

- The percentage requirement for durable materials outlined in the guidelines.
- If it was the Commission's purview to determine what materials were used.
- There needed to be flexibility for interpretation on materials.
- Adding the phrase "but not limited to" to the materials section of the guidelines.

#### **PUBLIC HEARING [6:59:29 PM](#)**

Vice Chairperson Peters opened the Public Hearing.

Mr. Thomas Bath stated he agreed with the discussion regarding the inappropriateness of the dictation of the phrase "durable materials" as vinyl siding could be the most durable material but not the most desirable to use. He stated building materials were changing quickly and there may be something in the future that would be better therefore, stating how long a material should exist, in good condition, may be a better option. Mr. Bath asked if the eighty percent requirement included the roofing materials or the sub-slab insulation. He suggested the Commission be more specific on what materials were part of the required percentage.

Vice Chairperson Peters closed the Public Hearing.

The Commission and Staff discussed the following:

- The materials that were part of the eighty percent requirement.
  - The wording in the ordinance stated it was the façade materials.

#### **MOTION [7:02:12 PM](#)**

**Commissioner Harding stated regarding Amendments to the New Construction Standards for Local Historic Districts PLNPCM2016-00905, based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Historic Landmark Commission recommend that the City Council approve PLNPCM2016-00905 with the following additions**

- 1.c. - instead of framing it would say relates to.
- Under 6. Building materials, elements and detailing- delete subsection b.
- In 6.a- chance to state - durable materials such as but not limited to, then go on to describe the materials as listed.

**Commissioner Hyde seconded the motion. Commissioners Adams, Hyde, Harding and Richardson voted "aye". Commissioner Stowell abstained from voting. The motion passed unanimously.**

**Attachment 3**

Original HLC Staff Report – July 6, 2017



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Anthony Riederer, Principal Planner  
[anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com) – or – 801-535-7625

Date: July 6, 2017

Re: PLNPCM2016-00905 – Revisions to HLC New Construction Standards

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## Zoning Text Amendment

**PROPERTY ADDRESS:** N/A

**PARCEL ID:** N/A

**MASTER PLAN:** N/A

**ZONING DISTRICT:** Citywide, within the Historic Preservation Overlay District

**REQUEST:** This proposal would revise Salt Lake City's zoning standards for new construction in local historic districts and amend related portions of the zoning code. It would apply citywide to all properties subject to the city's Historic Preservation Overlay District.

**RECOMMENDATION:** Based on the information in this staff report and the factors to consider for zoning text amendments, Planning Staff recommends that the Historic Landmark Commission forwards a positive recommendation to the City Council regarding this proposal.

**MOTION:** "Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council approve PLNPCM2016-00905."

### ATTACHMENTS:

- A. Proposed Ordinance
- B. Petition Initiation Request
- C. Analysis of Factors
- D. Public Process and Comments
- E. Departmental Comments
- F. Map of Local Historic Districts and Landmark Sites
- G. Motions



**PROJECT DESCRIPTION:** Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmarks Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposal for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments. In late 2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This project is the result of that petition and focuses on the following key elements:

1. Clarifying the documentation required for an application to be considered complete
2. Revising the standards for new construction in a local historic district so that they are more user friendly,
3. Aligning the standards for new construction to the city's adopted design guidelines, and
4. Clarifying the importance of the design guidelines in designing and reviewing proposed projects.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

#### **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Submittal Requirements
2. Clarity of Standards
3. Coordination of Standards and Design Guidelines
4. Use of Design Guidelines
5. Single and Two-Family Dwellings

#### **Issue 1 – Submittal Requirements**

A number of applicants, both in personal communications with staff and in surveys, have expressed concern that the type and extent of documentation required to complete an application is unclear and, at times, varies from project to project. There is an extent to which it is logical that projects with different levels of complexity (a single-family dwelling vs. a large multi-family project) would have significantly different impacts and might require different levels of information for staff to fully evaluate their compliance with standards.

To remedy this, staff proposes to include with standards for new construction in local historic districts, a specific list of materials required in order for an application to be considered complete. In the case of less complex applications, some of these requirements can be waived, but it is anticipated that the availability of the list in the zoning code itself should provide greater clarity and predictability to applicants from the start of a project. Additionally, staff is working to create

handouts for applicants that give additional details on what these requirements look like and how to go about creating them.

### **Issue 2 – Clarity of Standards**

The standards for new construction are fairly general in nature and have not been revisited in a number of years. Feedback received from applicants indicates that there has been some degree of misunderstanding of the intent of some standards, which has led to challenges in the review and approval process. Likewise, the research completed as part of the 2016 HLC Process and Recommendations study indicated that other cities, both in Utah and nationally, have drafted standards that allow for broad topics of design to be addressed in a more specific and focused way.

With this in mind, the proposed draft expands the number of standards so that each can be written in more plain, specific, and focused language. Though the number of standards will increase, the intention is not to greatly increase the range of things being evaluated. Instead, the amendments hope to address the significant aspects of design that are already subject to standards in a more direct and plainspoken manner.

### **Issue 3 – Coordination of Standards and Design Guidelines**

The design guidelines for new construction in each of Salt Lake City's adopted guideline documents are organized in a logical progression intended to mirror the approach one would take to designing a project. The design guidelines progress from large scale aspects of design (like the site and placement of buildings), to the form of the buildings themselves, to smaller scale elements (like materials and details). The current ordinance standards, however, follow no such progression. This has made it more challenging than necessary to relate the design guidelines to the ordinance standards, causing confusion among applicants, staff, commissioners, and the public.

In revising the standards, staff is proposing to reorder them so that they follow the same pattern as Salt Lake City's adopted design guidelines. This should make it much easier to use the design standards and design guidelines as they are intended, in tandem and in complement with one another. Additionally, staff is preparing a matrix which will cross-reference the new design standards with the guidelines from each document that are most pertinent.

### **Issue 4 – Role and Significance of Design Guidelines**

Although, ultimately, new construction projects are evaluated for compliance with the ordinance standards, the city's adopted design guidelines provide the foundation of design principles which inform these evaluations.

At times in the past, applicants have expressed to staff that the design guidelines are 'merely advisory' and, strictly speaking, this is true as they do not themselves have the force and effect of an ordinance standard. However, they provide applicants important advice on how to successfully address the ordinance standards and help create consistency in the decision making process as city staff and the Historic Landmarks Commission use them and make findings. To clarify the significance of the design guidelines, staff is proposing to revise language strengthening the interrelationship between the design guidelines and the standards.

### **Issue 5 – Single and Two-Family Dwellings**

In an early draft of the proposed amendments, staff was recommending a process for the administrative approval of single and two-family dwellings which clearly met all of the design standards.

The intent of this was to allow the Historic Landmarks Commission to focus their attention on the most significant development projects, referring only those single and two-family projects that were significantly impactful, contentious, or which in staff's opinion did not meet the standards for new construction to the commission.

After feedback from both members of the Historic Landmarks Commission and the public, this idea has been removed from the draft and no changes to the types of projects that will come before the commission are proposed.

## **DISCUSSION:**

In November, 2011, the Salt Lake City Council adopted a *Preservation Philosophy* to guide the City's Preservation Program. Some of the policy directives from this document relate directly to the current project, namely:

The Historic Preservation Overlay District standards are to be used as the basis for decision making when considering applications for Certificates of Appropriateness. Apply standards in a reasonable manner, taking into consideration economic and technical feasibility.

Adopted design guidelines are intended to help decision makers interpret the Historic Preservation Overlay District standards and to provide the public with design advice.

The proposed changes to the standards for new construction allow for more direct and specific application of standards to aspects of design. Likewise, the improved coordination between the adopted design guidelines and the ordinance standards will support the ability of decision makers to make interpretations and for city staff to provide specific design advice to the public.

Another significant guiding document for Salt Lake City's historic preservation program is the *Community Preservation Plan* (2012). This document adds context, detail, and direction in implementing the broad outlines of the city's adopted preservation philosophy.

Action 1 (Page III-25): Amend the zoning ordinance relating to standards for alteration and new construction of locally designated historic resources to reflect the adopted preservation philosophy and policies of this plan.

The *Community Preservation Plan* speaks at length about the need to ensure that the connection between the design guidelines and ordinance approval standards is clear and accessible to all users. By clarifying the standards, and aligning them to the sequence of design guidelines, the essential relationship between them is strengthened, taking a concrete step toward the implementation of the aforementioned action item.

Additionally, preservation objectives are a significant element of significant number of Salt Lake City's neighborhood master plans. What follows is a sample of pertinent passages, policies and objectives from some of these documents.

### Central Community Master Plan:

- "Central Community gives high priority to the preservation of historic structures and development patterns."
- "Use building codes and regulations to support preservation."

### Avenues Master Plan:

- "Encourage preservation of historically and architecturally significant sites and the established character of the avenues and South Temple Historic Districts."

### Downtown Master Plan:

- "Preserving the character of many of our older buildings is an important component of downtown's image."
- "Goal 5: Repurposed and renovated older building stock for housing."

Each of these stated objectives would be furthered by applicants and city staff having more targeted and specific guidelines, written in language which is plainer to the average reader to understand. Likewise, all would benefit from the supportive design framework provided by the design guidelines to understand, interpret, and apply these standards – precisely what the proposed amendments intend to achieve.

Finally, preservation is mentioned as a specific objective of Plan Salt Lake (2015), Salt Lake City's citywide master plan with the guiding principal of "maintaining places that provide a foundation for the City to affirm our past." Additional context and guidance is given to this citywide objective through a series of initiatives, many of which directly relate to and support the proposed changes.

- Preserve and enhance neighborhood and district character.
- Retain areas and structures of historic and architectural value.
- Integrate preservation into City regulation, policy, and decision making.
- Balance preservation with flexibility for change and growth.
- Improve education and outreach about the value of historic preservation.

The purpose statement for the H – Historic Preservation Overlay District is as follows:

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;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

The proposed amendments, in clarifying and updating the standards for new construction and strengthening the relationship between those standards and the city's adopted design guidelines are fully consistent with these purposes.

#### **NEXT STEPS:**

The proposal will also be presented to the Planning Commission for their feedback and recommendation. The recommendations of both the Historic Landmark Commission and the Planning Commission will be forwarded to the City Council for their consideration when they take action on the proposal. The City Council is the decision making body for amendments to the zoning code.

## **ATTACHMENT A: PROPOSED ORDINANCE**

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## 21A.34.020 F

### 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: The following may be approved by administrative decision:
    - (1) Minor alteration of or addition to a landmark site or contributing principal building and/or site;
    - (2) Substantial alteration of or addition to a noncontributing site;
    - (3) Partial demolition of either a landmark site or a contributing principal building or structure;
    - (4) Demolition of an accessory building or structure;
    - (5) Demolition of a noncontributing building or structure; and
    - (6) Installation of solar energy collection systems pursuant to section [21A.40.190](#) of this title.
  - b. Submission of Application: An application for a certificate of appropriateness shall be made on a form prepared by the planning director or designee, and shall be submitted to the planning division. The planning director shall make a determination of completeness pursuant to chapter 21A.10 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. Fees: No application fee will be required for a certificate of appropriateness that is administratively approved.
  - e. Notice For Application For Demolition Of A Noncontributing Building or Structure: An application for demolition of a noncontributing structure shall require notice for determination of noncontributing sites pursuant to chapter 21A.10 of this title. The applicant shall be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.
  - f. Standards Of Approval: The application shall be reviewed according to the standards set forth in subsections G and H of this section, whichever is applicable.
  - g. 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 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.

h. 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 building in the H historic preservation overlay district, or the need for consultation for expertise regarding architectural, construction or preservation issues or if the application does not meet the standards of review.

2. Historic Landmark Commission: Certain types of construction, demolition and relocation shall only be allowed to be approved by the historic landmark commission subject to the following procedures:

a. Types Of Construction: The following shall be reviewed by the historic landmark commission:

- (1) Substantial alteration or addition to a landmark site or contributing principal building;
- (2) New construction of principal building in H historic preservation overlay district;
- (3) Relocation of landmark site or contributing principal building;
- (4) Demolition of landmark site or contributing principal building;
- (5) Applications for administrative approval referred by the planning director; and
- (6) Installation of solar energy collection systems on the front facade of the principal building in a location most compatible with the character defining features of the home pursuant to section 21A.40.190 of this title.

b. Submission Of Application: The procedure for an application for a certificate of appropriateness shall be the same as specified in subsection F1b of this section.

c. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

d. Materials Submitted With Application: Specific requirements for new construction shall include, at least the following information, unless deemed unnecessary by the planning director. Applications for a certificate of appropriateness for demolition shall also submit a reuse plan for the property.

- 1) The applicant's name, address, telephone number, e-mail address and interest in the subject property;
- 2) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- 3) The street address and legal description of the subject property;
- 4) A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted city design guidelines;

- 5) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
- 6) A streetscape study which includes height measurements for each primary structure on the block face;
- 7) A site plan or drawing drawn to a scale which includes the following information: property lines, lot dimensions, topography, adjacent streets, alleys and walkways, landscaping and buffers, existing and proposed buildings and structures, lot coverage, grade changes, parking spaces, trash receptacles, drainage features, proposed setbacks and other details required for project evaluation;
- 8) Elevation drawings and details for all facades;
- 9) Illustrative photos and/or samples of all proposed facade materials;
- 10) Building, wall, and window section drawings;
- 11) 3D models that show the new construction in relation to neighboring buildings;
- 12) 3D models that show the new construction from the pedestrian perspective; and
- 13) Such other and further information or documentation as the planning director may deem necessary or appropriate for a full and proper consideration and disposition of the particular application.

e. Notice: Applications for a certificate of appropriateness shall require notice pursuant to chapter 21A.10 of this title.

f. Public Hearing: Applications for a certificate of appropriateness reviewed by the Historic Landmark Commission shall require a public hearing pursuant to chapter 21A.10 of this title.

g. Standards For Approval: The application shall be reviewed according to the standards set forth in subsections G through K of this section, whichever are applicable.

h. Review And Decision By The Historic Landmark Commission: The historic landmark commission shall make a decision at a regularly scheduled meeting, following receipt of a completed application.

## **21A.34.020 H “New construction”**

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, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established historic context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions.

### **1) Settlement Patterns and Neighborhood Character**



- a) Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character.
    - 1. Changes to the block and street pattern may be considered when advocated by an adopted city plan.
  - b) Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face.
    - 1. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.
  - c) The Public Realm: The project frames adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face.
  - d) Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.
  - e) Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.
- 2) Site Access, Parking, and Services
- a) Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.
    - 1. Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.
    - 2. Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.
  - b) Site and Building Services and Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.
- 3) Landscape and Lighting
- a) Grading of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.
  - b) Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.
  - c) Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.
- 4) Building Form and Scale
- a) Character of the Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.
    - 1. Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.

2. Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.
  3. Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.
  4. Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.
- 5) Building Character
- a) Facade Articulation and Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.
    1. Rhythm of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
    2. Proportion and Scale of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.
    3. Ratio of Wall to Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
    4. Balconies, Porches, and External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.
- 6) Building Materials, Elements and Detailing
- a) Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.
  - b) Material Restrictions: Exterior Insulated Finishing Systems (EIFS) are not appropriate in the Historic Preservation Overlay district.
  - c) Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.
  - d) Architectural Elements and Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.
- 7) Signage
- a) Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.

## **ATTACHMENT B: APPLICATION INFORMATION**

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# Petition Initiation Request

Community & Neighborhoods Development Department

**To:** Mayor Biskupski

**From:** Cheri Coffey, Assistant Planning Director

**Date:** November 17, 2016

**CC:** Mike Reberg, Department of Community & Neighborhoods Director; Nora Shepard, Planning Director; file

**Re:** Zoning Amendments relating to New Construction in Historic Districts

This memo is to request that you initiate a petition for the Planning Division to begin the process of amending the zoning ordinance to improve and clarify the standards for new construction in local historic districts. This is one of the recommendations in the 2016 HLC Process and Authority Study you requested and is believed will provide clarity and predictability to the staff, decision makers and applicants on what is required for the development of new construction in local historic districts. The proposal will include issues that consistently arise in the review of new construction projects as well as ensure best practices are incorporated into the standards.

The creation of the proposed standards will include a review of the current issues, standards from other cities' ordinances and public input from the general public as well as the development community and past applicants. The adoption process will include review and recommendation by both the Historic Landmark Commission and Planning Commission prior to a review and decision by the City Council.

If you have any questions, please contact me.

***Concurrence to initiating the zoning map amendment petition as noted above.***

*Jackie Biskupski*

Jackie Biskupski, Mayor

*11-21-16*

Date

# ATTACHMENT C: ANALYSIS OF FACTORS

## ZONING TEXT AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
<b>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b>	The proposed amendment is consistent with the purposes, goals, objectives and policies of the city.	The proposed text amendment is consistent with adopted city documents that address the topic of preservation. Please see the “Discussion” section for additional details.
<b>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</b>	The proposed amendment furthers the specific purpose statements of the zoning ordinance.	The proposed text amendment furthers the specific purpose of the H – Historic Preservation Overlay District. Please see the “Discussion” section for additional details.
<b>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b>	The proposed amendment is consistent with the purpose and provisions of the base and overlay zoning districts with which it interacts.	Under the proposed amendments, the H – Historic Preservation Overlay District will continue to interact with other districts in the same manner it has previously.  It is currently consistent with their purposes and provisions and, hence, it will continue to be consistent.
<b>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</b>	The proposed amendment is in keeping with the best and current professional practices of urban planning and design.	The framework and structure of Salt Lake City’s zoning regulations and development standards are sound and do not require wholesale restructuring.  The proposed amendments seek to improve the usability of the code by clarifying language and aligning standards with other city policy documents, specifically the adopted design guidelines. It is beneficial for Salt Lake City to make code revisions that lead to a greater ease of use and understanding.  These revisions to the Standards for New Construction are consistent with best practices with regard to public process and the design review of proposed developments.

# **ATTACHMENT D: PUBLIC PROCESS AND COMMENTS**

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## **Public Notice, Meetings and Comments**

The following is summary of the public notice that has occurred, as well a list of meetings that have been held, and other public input opportunities related to the proposed project.

### **Project Posted to City Websites:**

- Citizen Access Portal/Accela – May 11, 2017.
- Open City Hall – May 19, 2017.

### **Notification of Recognized Organizations:**

- All recognized organizations were sent notification of the proposal via email on May 8, 2017.

### **Meetings**

- An Open House was held on May 22, 2017.
- HLC briefing and work session held on June 1, 2017 (Minutes are attached).

### **Notice of the public hearing for the proposal include:**

- Newspaper notification on June 20, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 23, 2017.

### **Public Comments:**

- All written public comments as of the production and distribution of this staff report are included for review.
- All comments received via Open City Hall as of the production and distribution of this staff report are included for review.

## **June 1<sup>st</sup> HLC Minutes:**

### **SALT LAKE CITY HISTORIC LANDMARK COMMISSION Meeting Minutes 451 South State Street, Room 326 June 1, 2017**

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:30:33 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd, Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Robert Hyde, David Richardson, Paul Svendsen and Rachel Quist. Commissioner Sheleigh Harding was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; Kelsey Lindquist, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

#### **FIELD TRIP NOTES:**

A field trip was not held for this meeting.

#### **APPROVAL OF THE MAY 18, 2017, MINUTES. [5:31:04 PM](#)**

##### **MOTION [5:32:50 PM](#)**

Commissioner Richardson moved to approve the minutes from the May 18, 2017, meeting as amended. Commissioner Brennan seconded the motion. Commissioners Peters, Adams, Brennan, Hyde, Richardson, Svendsen and Quist voted “aye”. The motion passed unanimously.

#### **REPORT OF THE CHAIR OR VICE CHAIR [5:33:25 PM](#)**

Chairperson Shepherd stated he had nothing to report.

Vice Chairperson Peters stated he had nothing to report.

#### **--- Other items on that evening's HLC agenda ---**

##### **[9:12:30 PM](#)**

**Amendments to the HLC New Construction Standards** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the new construction process more transparent and predictable. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact is Anthony Riederer at (801)535-7625 or [Anthony.riederer@slcgov.com](mailto:Anthony.riederer@slcgov.com).) Case number PLNPCM2016-00905

Mr. Anthony Riederer, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was looking for comments and suggestions on the proposal.

The Commission and Staff discussed and stated the following:

- When a proposal would be reviewed by the Commission or when it could be done administratively.
- The time line for approval of the proposed amendments.
- The ability for neighbors to comment on a proposal.
- The notification process for petitions.

- Need to have a public forum for petitions in order for people to be heard.
- The background for the proposed amendments.
- Specifying the specific guidelines that relate to the individual standards in the ordinance.
- Encourage realistic views and neighborhood context showing the relation of the proposal to the surrounding neighborhood.
- Staff will make the changes and bring the document back to the Commission for further review.

**The meeting adjourned at [9:36:25 PM](#)**



# Proposed Changes to Standards for New Construction in Historic Districts

*Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.*

All Responses sorted chronologically

As of June 23, 2017, 10:12 AM



*Open City Hall is not a certified voting system or ballot box. As with any public comment process, participation in Open City Hall is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.*

# Proposed Changes to Standards for New Construction in Historic Districts

*Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.*

As of June 23, 2017, 10:12 AM, this forum had:

Attendees:	172
All Responses:	48
Hours of Public Comment:	2.4

This topic started on May 30, 2017, 12:45 PM.

Responses

Please select the phrase that best describes you.

		%	Count
I live in one of Salt Lake City's local historic districts	<div></div>	47.9%	23
I own property in one or more of Salt Lake City's local historic districts, but do not live there	<div></div>	4.2%	2
None of the above	<div></div>	47.9%	23

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

Average Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings use high-quality materials similar to those on nearby buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Answered	22
Skipped	26

2 all area areas building buildings change character  
construction design different district do down especially existing  
form from high historic homeowners houses important let low  
materials neighborhood new original preserving quality rather

streets **structures** surrounding **than they** time **want were**

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

		%	Count
Redrafting the standards using clearer language	<div></div>	64.6%	31
Reorganizing the standards to more closely mirror the city's design guidelines	<div></div>	39.6%	19
Creating standards that each address an aspect of the design more specifically	<div></div>	47.9%	23

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

		%	Count
Yes	<div></div>	35.4%	17
No	<div></div>	52.1%	25
Other	<div></div>	12.5%	6

Comments regarding administrative approval of single and two-family projects:

Answered	25
Skipped	23

- **administrative** all applications approval **approve** better building **change** character come **commission** construction district **do does** fewer **get** given **historic hlc** know landmark

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

**more** neighborhoods **new** one political **process** **projects** s see single  
**staff** standards structure t **they** too what

---

### General Comments:

Answered 22

Skipped 26

**all** also area buildings change **construction** core current **demolition**  
density **design** development **district** districts do existing  
**guidelines** **historic** historical homes how more need  
**needs** neighborhoods **new** please quality S scale  
standards **structures** surrounding t they **unique** want **what**  
**while** zoning

---

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

David Scheer inside Council District 3 (registered)

June 22, 2017, 4:58 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

The ordinance should provide a "safe harbor"- requirements that, if met, ensure a project's approval.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

The City's current design guidelines show a misunderstanding of form-based codes. They impose requirements that have no basis in either historical precedent or good design principles. The current design guidelines may expose the city to lawsuits due to their lack of clarity and arbitrary interpretation. In general, design guidelines discourage innovation and impose unnecessary burdens on applicants. They don't even accomplish their goals. Good design can't be legislated.

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 7 (registered)

June 22, 2017, 4:44 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings  
That new buildings are about the same distance from the street as existing buildings  
That new buildings have similar styling in windows and ornamentation to nearby buildings  
That new buildings use high-quality materials similar to those on nearby buildings  
That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

That new construction not change or block the view of neighbors. That they not change the character and feel of the neighborhood. That new construction not make original houses look dingy and puny.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Other - depends on their qualifications, timeliness, input from neighbors.

**Comments regarding administrative approval of single and two-family projects:**

I do not know enough about the bureaucracy of the city staff vs Landmark commission. It should be timely, not political or vindictive. Neighbor's opinions should be taken into account as their property values could change. I don't know the current standards so cannot select.

**General Comments:**

No response



## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 5 (registered)

June 22, 2017, 10:56 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

Not looking like a box would be great, all new development looks the same and is boring. These are historic districts, sure move forward and build efficiently, but how about a nod of homage to design.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

Their home is in a historic district and they knew the HLC would come with it when they bought it. Ask, define why, and follow due process if a change needs to be made.

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 20, 2017, 12:28 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

I oppose forcing new construction to match windows, or details of nearby buildings or to use higher grade materials. Old is not the same as historic. Preserve buildings with pertinent history, rather than prohibit or prevent homeowners from making low cost and reasonable repairs and changes to improve livability. Especially in LOW INCOME areas. Let homeowners choose if they want to tear down their unsafe structures and replace them with new modern homes. Stop forcing low income homeowners to live in structurally unstable structures because you think they are historic and pretty.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

Staff should review and approve of all changes to single family projects. If a homeowner is forced to appear before a volunteer board full of opinionated political appointees and then appeal their arbitrary decisions afterwards through the courts, the city will be paying for the lawsuits and takings claims.

**General Comments:**

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Simplify regulations. Provide them to every homeowner directly, including right to appeals.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 17, 2017, 3:35 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

I think first priority should be given to preserving existing historic buildings. There is much that can be done by updating internally without destroying the historic beauty and importance of these buildings.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Other - It should be collaborative between the staff and HLC

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

Preserving the historic nature of this city should be of the highest priority. I understand that the city needs to build for future population growth, but it should not be at the expense of history.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 9, 2017, 12:58 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

I fear administrative approval might be an opening for different kinds of abuse for property owners to sneak something in that really does not meet local historic district standards. Having one body that does all approvals will achieve the consistency that is desired.

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Carl Kibler inside Council District 4 (registered)

June 8, 2017, 4:17 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

Missing option - require little consideration of existing buildings. Preserving historic areas too aggressively just means saying "building from this decade are specifically the best here forever". Historic districts minimize innovation and improvement. I would prefer builders have freedom to create beautiful buildings and shouldn't be shackled to the past. That raises building cost, decreases investment in the area, and long term leaves a bunch of buildings designed for outdated uses rather than current needs.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

The fewer approval levels required, the better. Aesthetics should be the last concern in structure building - it is fickle opinions. Instead, real need and adaptation should outweigh it. Therefore - fewer approvals and fewer regulations. Enforce safety and require certain density and such, but don't enforce random ideas on what is currently regarded as pretty.

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

### General Comments:

City should care about safety and adaptation to the times far more than aesthetic notions. Locking ourselves into particular decades of construction style is a weird habit and goes against almost everything Utahns should stand for: improvement, conscious controlled change for the best, and creating things we can be proud of. Decrease regulations on building aesthetics and zoning generally, and we'll get new, more amazing districts that can become unique and historical. Let's not enshrine the past as some perfect time for the city.

Your feedback is greatly appreciated.



# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 8, 2017, 11:03 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

In some instances, the city and community may have master plans that suggest changing the form of the blocks, street pattern, to be different than the surrounding historic neighborhood. Cities are dynamic places, that grow and change over time. It is sort of weird that we expect new buildings to look like buildings that were built 150 years ago, when horses were the primary form of transportation (and do we also want the accompanying horse poop in the streets?). The streets should be different than they were 150 years ago, when streets were not paved. Our wide streets, once meant for teams of horses, have since become lined for many lanes of automobiles. I also don't want to freeze our city in time in the 1950s when automobiles and access for autos became dominant. High quality architecture and transportation choices are more important than matching the surrounding area. Let our city continue to evolve and grow.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

I did not want to choose an answer to "What changes to the standards for new construction would do the most to improve the process and the buildings constructed?" but was forced to. I actually have no opinion.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

## General Comments:

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 7, 2017, 1:30 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

## Comments regarding administrative approval of single and two-family projects:

If staff is authorized to approve applications, then the role of the Landmarks Commission is effectively nullified. In addition, authorizing staff to approve applications creates the opportunity for staff to come under significant pressure from developers, potentially compromising their ability to perform due diligence. Some intermediate structure may be appropriate - i.e. that staff is authorized to approve applications under certain conditions.

## General Comments:

No response

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 7, 2017, 1:28 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings use high-quality materials similar to those on nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

That historic neighborhoods retain their character and variety as such, with homes of appropriate scale, contextual design, fine construction (as to both methods and materials), and landscaping plans

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 5, 2017, 4:42 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 3, 2017, 10:19 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Matthew Kirkegaard inside Council District 6 (registered)

June 3, 2017, 5:03 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Other - Yes, but this should be subject to appeal to the Historic Landmark Commission or another body with citizen representation or input.

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response



## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 2, 2017, 10:16 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

Minimize demolitions. Restrict Envelope size and total heights of new construction with appropriate roof pitches similar to original buildings Do not allow a change in side yards, increase rear setbacks for 2 story houses and require landscaping to increase privacy to abutting neighbors

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

Administrative approval for minor projects including remodels and additions projects. New construction should be approved by HLC

**General Comments:**

Zoning changes are too readily approved in LHDs and especially NRHP neighborhoods. Setbacks, height

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

limitations, calculations of % demolition and % buildable lot should be based on "all roof structures above grade" and envelope size language should be Created to minimize McMansions

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Daniel Salmon inside Council District 1 (registered)

June 2, 2017, 4:02 PM

**Please select the phrase that best describes you.**

I own property in one or more of Salt Lake City's local historic districts, but do not live there

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

That removal of existing buildings within a historic district conform to 2 standards:

1. Existing buildings must be removed responsibly (deconstructed rather than demolished).
2. New Construction conforms aesthetically to surrounding architecture of district/neighborhood.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

New design plans should be approved by historic landmark commission since the HLC will (hopefully) approve plans that preserve the look of the neighborhoods

**General Comments:**

I would like to see 2 definite standards for new construction in historic districts:

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

1. Responsible demolition of existing buildings (deconstruction)
2. Historic/aesthetically-sensitive new construction

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 2, 2017, 12:39 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

Consistency. Clarity. Taking the time to get it right. Train staff to deflect undue pressure and influence by developers/owners that cross the line.

## General Comments:

Balance, folks. We need to balance important interests of owners, both CURRENT and new. We can't be all things to all people. It's ok to have smaller historical areas that provide history, charm and relative affordability. Thoughtful preservation is a value which makes our city attractive and interesting.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 1, 2017, 7:30 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Other - Staff should be able to approve applications so long as they conform to a set of guidelines.

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 7 (registered)

June 1, 2017, 8:44 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

No response

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

New buildings should retain the historic character of their respective area but be made with sustainable materials and be more energy efficient.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

Checks and balances are good. We should be able to look forward yet honor the past to retain the character of our city.

**General Comments:**

It seems as though nothing is sacred in this valley as far as buildings and historical character go. I would ask that decision makers ask what makes our city historically unique? What legacy do we want to leave? How do we honor the past while looking to a sustainable future? Thanks!

Your feedback is greatly appreciated.



# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:01 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

New construction should not try mimic original historic structures, you cannot build an historic building. New construction should exemplify the period that it is built in.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

I think HLC reviewing construction/building in local historic districts is beneficial. The whole commission with its experience can come to a reasonable interpretation and application of the standards. They can be a collaborative commission and the results produce a better project.

**General Comments:**

After living and building in a local historic district, I support the system and standards that are currently in place.

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

I also believe the HLC is necessary to have and help determine how the standards are applied. It is better to have a group of interested, concerned and educated residents helping applicants with design standards vs. a single planner giving a stamp of approval. HLC can work collaboratively with residents to determine a fair outcome while still maintaining historic attributes of original structures, which is the point of local historic districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 7:24 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

How much space, both horizontal and vertical, that it takes up on the lot.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

Please do what you can to prevent the spread of McBungalows and preserve what we can.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 6:21 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 5:34 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

No response

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

I believe it should be easier and less expensive to get permits to build and/or renovate properties in historic land districts.

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Mehul Asher inside Council District 7 (registered)

May 31, 2017, 5:08 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 2:26 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

High quality materials are essential to preserving the character of historic areas, and second only to the historic form. But do not confuse "high quality materials" with historic materials. New construction can---and should---be distinct from historic constructions, including in materials (glass, steel, concrete).

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

I do not trust all city staff to be objective, transparent, honest, ethical, and informed if given additional administrative authority. Also, the presumption that single and two-family homes are unlikely to negatively affect the character of a district is demonstrably false (see: Garage Mahal).

**General Comments:**

Some historic design guildelines should apply only to historic structures under repair/renovation. While

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

demolitions should obviously be a last resort (I applaud the lack of demolitions in recent years---we should never reward neglectful land squatters with demolition approval), any infill/new construction in a district should be markedly different (in materials and design---not in setback, massing, and scale) from the surrounding historic structures. Obviously modern new structures are perfect for historic district infill so nobody ignorant about historic structures confuses new construction for historic construction. Faux historic buildings are the worse!

Your feedback is greatly appreciated.



# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 1:43 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

This leaves the public out of the process and makes it too susceptible to corruption.

## General Comments:

As our population increases, I understand the need for increased density in city neighborhoods. However, the overall character of the neighborhoods needs to be maintained and improved. It's not acceptable to build a multi-story apartment complex on a small neighborhood lot with surrounding single-family homes left in the shadows. Parking and density of cars in the area also need to be kept compatible, maintaining walk-ability and safety. Please do not turn 9th and 9th (for example) into another Sugarhouse! Development in Sugarhouse was

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

not done with long-term quality of life and sustainability in mind, and that area is no longer unique, colorful, and walkable. Please maintain small neighborhoods (like Douglas) as they are, with a preponderance of single-family homes and quiet streets. New construction needs to be in line with what's existing in terms of size, height, quality, and density.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 12:31 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings use high-quality materials similar to those on nearby buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

- Redrafting the standards using clearer language
- Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

A focus should be made on quality urban environments that allow for density. Historic districts are too often used to limit the density of an area. Unless we want historic district to be a haven for the wealthy this needs to change.

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 12:19 PM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

It can be difficult to get approval for home upgrades.

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 12:07 PM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

I live in Harvard/Yale, but not in an official historic district. The main problem is the huge size of houses that replace the classic houses that have been torn down. Some virtually cover the whole lot and tower over the street.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

The premise that one- and two- family houses are unlikely to change the character of a neighborhood is completely false, as we have seen in this neighborhood. People are building abhorrent barns which simply cannot be ignored.

## General Comments:

The plan to cut the Historic Landmark Commission out of the process is a very bad one. It's hard to see how it benefits anyone except a few developers.

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Gregory Wilson inside Council District 4 (registered)

May 31, 2017, 11:41 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

- That new buildings use high-quality materials similar to those on nearby buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

- Redrafting the standards using clearer language
- Reorganizing the standards to more closely mirror the city's design guidelines
- Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

Thank you.

New construction and multi-family homes need to resemble historic structures of the same kind. More especially, historic structures needn't be torn down in favor of larger scale construction. Perhaps the definitions



## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

on what is "historic" needs to be addressed and perhaps expanded.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 11:20 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

The more input the better. I would not like to see a single staffer that does not even live within these areas making decisions that impact the community as a whole.

## General Comments:

While architectural styles evolve and change I believe that a new home construction can be done in a complexly different style from the surrounding homes while still retaining the scale, quality and sense of place that is required in these neighborhoods.

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 10:53 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

Making the structures taller than all their surroundings is a bad idea.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

Being a competent city staff-person does not necessarily make one a fair, unbiased decision-maker. One un-elected and un-appointed staff-person shouldn't have that power. That's why the commission exists: to mitigate subjective biases.

## General Comments:

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

William Grimshaw inside Council District 7 (registered)

May 31, 2017, 10:52 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 9:47 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

The Historic Landmark Commission is best qualified and most focused on the preservation of the character and esthetic of the historic neighborhoods in our city. General staff is concerned with the following of guidelines but not necessarily the overall impact of a new structure in a particular area. I think that the preservation of the general character of neighborhoods, not just individual structures is important.

**General Comments:**

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:46 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings use high-quality materials similar to those on nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

- Redrafting the standards using clearer language
- Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

The optimum standards will make the requirements very clear, preserve the historic landmarks, improve the communities, but also encourage (not discourage) needed upgrades and work that needs doing.

Your feedback is greatly appreciated.



# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:43 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 3 (registered)

May 31, 2017, 9:10 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

The building's aesthetics need to fit the neighborhood.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:08 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

No response

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 8:46 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Robert Barth inside Council District 5 (registered)

May 31, 2017, 8:26 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

New construction in historic districts should be permitted only after all residents living in the vicinity have been clearly notified (with a written descriptions, elevation renderings, and on-site story poles) and the public having been given adequate time to comment on the project, especially if zoning variances (such as height and block face setbacks) are requested. This is especially important if proposed projects are of different proportion, height, and use than the properties in the vicinity.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Other - Yes, but with adequate review and appeals processes.

**Comments regarding administrative approval of single and two-family projects:**

This idea may seem more efficient but it also allows for more arbitrary and subjective judgment on the part of city administrators. For example, if an individual administrator were working in collusion with a developer. City administrators should not be given opportunities to engage in favoritism, cronyism, or graft.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

## General Comments:

I am not opposed to new development in established neighborhoods. I am in favor of clear, timely, and adequate public notification of proposed development and of requiring that new development be of a design, construction quality, and use that is consistent and compatible with surrounding properties. Adequate and frequent opportunities for public comment are essential to sound city planning. As the city's historic and core districts become more desirable to developers so does the pressure on city administrators to relax existing zoning and design guidelines. This has already resulted in a rash of architecturally incompatible construction in established neighborhoods and, if not checked, could leave the city's core neighborhoods pockmarked with cheaply constructed, incompatible, ersatz design and construction that will mar older neighborhoods for decades to come. This has already happened in the city's core neighborhoods in the 60s and 70s (e.g.: the "spider" apartments and cement block houses scattered throughout the Douglass district). Please don't let it happen again. What looks "modern" today is most likely tomorrow's tear-down.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 8:17 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

In dealing with the historic committee folks, I have found their application of guidelines to be inconsistent. This is discouraging to us ordinary folks who want to upgrade property.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown outside Salt Lake City Council Districts (registered)

May 31, 2017, 7:26 AM

**Please select the phrase that best describes you.**

I own property in one or more of Salt Lake City's local historic districts, but do not live there

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

The process needs to be fast and easy. If a historic property is close to ruin or condemnation, let the builder tear it down and build a new building according to the design guidelines. There are "drug house" that are abandoned because the homes have no value but the city won't let them be torn down. This hurts the entire neighborhood as undesireables break in and use the property for illegal activity.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

Admin should be given more authority to speed the process and reduce the cost.

**General Comments:**

No response

Your feedback is greatly appreciated.



# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 7:24 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

All of the above are of equal priority. What purpose could prioritization serve, especially as all are vague, general and without reference to specific scale, massing, materials, and extent of ornamentation that typify any given historical context? Lifestyle is an important component in perpetuating this context. Occupant preference and/or insistence on a wider driveway, forecourt extension with retention walls often comprised of non-traditional materials, water and lighting features, prefabricated paving and partitioning materials, etc. are afterthought considerations that extend beyond the timeframe of applicant review. Prequalification of reviewer(s) and access to more readily understood and defined design concept by general public would contribute to improved transparency and acceptance.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Other - Dependent upon qualifications; access to input by outside consultants would contribute to more informed and objective determinations.

**Comments regarding administrative approval of single and two-family projects:**

See above.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

## General Comments:

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown outside Salt Lake City Council Districts (registered)

May 31, 2017, 7:16 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

A huge concern I have is not limited to Historic Districts, but includes them. That is--the increasing number of high rise apartment buildings around the city. Our mountains are the main attraction in Salt Lake Valley and we are losing our views of them. This is changing the whole look of the entire city.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 7:11 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That new buildings use high-quality materials similar to those on nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings have similar styling in windows and ornamentation to nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 6:57 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings  
That new buildings use high-quality materials similar to those on nearby buildings  
That new buildings have similar styling in windows and ornamentation to nearby buildings  
That new buildings are about the same distance from the street as existing buildings  
That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language  
Reorganizing the standards to more closely mirror the city's design guidelines  
Creating standards that each address an aspect of the design more specifically

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

No

**Comments regarding administrative approval of single and two-family projects:**

No response

**General Comments:**

No response

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Russell Pack inside Council District 7 (registered)

May 31, 2017, 6:35 AM

**Please select the phrase that best describes you.**

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings  
That new buildings are about the same distance from the street as existing buildings  
That new buildings use high-quality materials similar to those on nearby buildings  
That new buildings have similar styling in windows and ornamentation to nearby buildings  
That the form of the area - blocks, street pattern, lots - remain the same

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

No response

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Reorganizing the standards to more closely mirror the city's design guidelines

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

No response

## General Comments:

I strongly agree with the proposed administrative approach provided that a variance is not being requested.

Your feedback is greatly appreciated.

# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 5:50 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

Maintenance and upkeep of existing historical structures is equally important as to standards for new construction. Making rules easier for maintaining existing historical structures would be helpful.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

There are too many want-to-be-architects on the commissions. Government should be about health, safety and welfare. It should not be about people's personal preferences which is often what commissions turn into. The process is too long and uncertain when you use the Historic Landmark Commission.

**General Comments:**

No response

## Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.



# Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 5:33 AM

**Please select the phrase that best describes you.**

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

**List in order of priority the aspects of new construction projects in historic districts that are most important to you.**

## My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

**If there is an aspect of new construction that is important to you that was not listed, please describe it here.**

Parking should be behind buildings, or underground, for large apartments especially. There should be green space. It all needs to be pedestrian friendly.

**What changes to the standards for new construction would do the most to improve the process and the buildings constructed?**

Redrafting the standards using clearer language

**Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?**

Yes

**Comments regarding administrative approval of single and two-family projects:**

But they do need to be answerable, so that if they are acting arbitrarily there is an appeal process.

## General Comments:

Having just gone through the process for a porch repair in an historical district, I get the need for clarity, as well as checks and balances.

Your feedback is greatly appreciated.

## **ATTACHMENT E: DEPARTMENTAL COMMENTS**

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An updated draft of the proposed text changes was circulated to various city departments and divisions involved in the project review and permitting process to solicit their input and feedback.

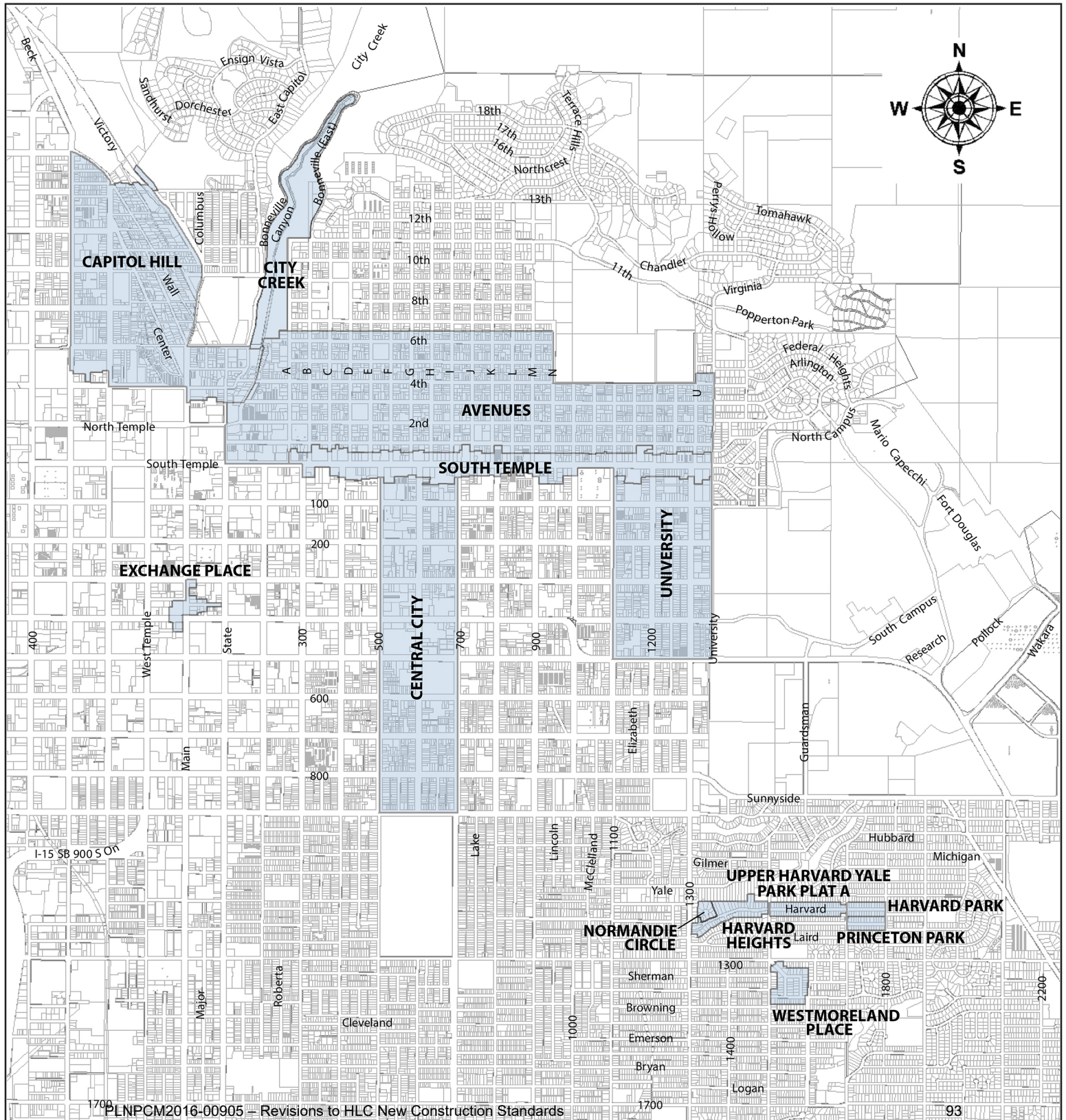
No concerns or objections were raised by any of the reviewers.

## **ATTACHMENT F: MAP OF LOCAL HISTORIC DISTRICTS AND LIST OF LANDMARK SITES**

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# SALT LAKE CITY

## LOCAL HISTORIC DISTRICTS



# **Salt Lake City Local Landmark Sites**

<b>Location</b>	<b>Building or Site</b>	<b>Also Listed as a National Register Site</b>
100 East, 1300 North	Ensign Peak	
100 South, 22 East	Utah Commercial & Savings Bank Bldg	X
100 South, 231 East	St. Mark's Episcopal Cathedral	X
100 South, 411 East	Dinwoodey House (Henry)	X
100 South, 425-427 East	Hills House (Lewis S.)	X
100 South, 574 East	Salisbury House (O.J.)	
100 South, 623 East	Bamberger House (Simon)	X
100 South, 635 East	Royle House (Jonathan C. & Eliza K.)	X
100 South, 648 East	Langton House (James & Susan R.)	X
100 South, 667 East	Armstrong House (Wm. Francis)	X
100 South, 1172 East	Nelden House (William A.)	X
100 South, 1211 East	Covey House (Almon A.)	X
100 South, 1229 East	Covey House (Hyrum T.)	X
100 South, 1265 East	Neuhausen House (Carl M.)	X
1000 East, 501 South	Salt Lake Brewery	
11th Avenue, 381 East	Keyser House (Malcom A.)	
1300 East, 258 South	Fire Station #8	X
1700 South, 747 East	Arbuckle House (George)	X
1700 South, 936 East	Cummings House (Byron)	X
1st Avenue, 387-389 East	Danish Evangelical Lutheran Church	
1st Avenue, 1007 East	Darling House (Elmer E.)	
200 North, 36 East	Kimball House (J. Golden)	
200 North, 95 East	Woodruff-Riter-Stewart House	X
200 South, 1206 West	Fisher House & Carriage House	
200 South, 401 East	Emmanuel Baptist Church	X
200 South, 734 East	Freeze House (James)	
200 South, 929 East	Meyer House (Frederick A. E.)	X
200 West, 700 North	24th Ward Meeting House	X
2000 East, 300 South	Fort Douglas Officers Circle	X
2100 South, 1179 East	Irving Junior High School	X
2600 East, 800 South	Pioneer Trails State Park	
2nd Avenue, 140 East	Clayton House (Nephi B.)	
2nd Avenue, 607 East	Ellis House (Adrian C.)	
300 North, 80 West	Beeskey House	X
300 South, 352 East	First Church of Christ Scientist	X
300 South, 974 East	Baddley House (George)	
300 West, 279 South	Holy Trinity Greek Orthodox Church	X

300 West, 300 South	Old Pioneer Fort Site (Pioneer Park)	X
300 West, 458 North	Hawk Cabin (William)	X
300 West, 740 South	5th Ward Meeting House	X
300 West, 840 North	Wasatch Springs Plunge	X
3rd Avenue, 1203 East	Taylor-Pendelton House	
400 East, 249 South	B'nai Israel Temple	X
400 East, 626 South	Jensen Granary (James)	
400 North, 160 West	Nutting House (Rev. John)	
400 North, 564 West	Whipple House (Nelson Wheeler)	X
400 North, 1102 West	29th Ward Meeting House	
400 West, 25 South	Union Pacific Railroad Station	X
4th Avenue, 207-209 East	Cobbleknoll	
500 East, 466 South	Peck House (Thorid)	
500 East, 1604 South	Woodruff Farm House (Wilford)	X
500 East, 1622 South	Woodruff Villa (Wilford)	X
500 North, 168 West	19th Ward Chapel & Relief Society Hall	X
500 South, 941 East	Keyser-Cullen House	X
500-700 East, 500-600 South	Trolley Square	
600 East, 53 South	Bettles House (Alfred J.)	
600 East, 57 South	Boxrud House (Anton H.)	
600 East, 124 South	Kimball House (Edwin P.)	
600 East, 132 South	Whiteley House (Rose Hartwell)	
600 East, 780 South	Rudine House (August & Annie)	
7th Avenue, 259 East	McIntyre House	X
800 East, 404 South	10th Ward Square	X
900 East, 164 South	Anselmo House (Fortunato)	X
900 East, 511 South	Mickelson House (A.P.)	
900 East, 1146 South	Best-Cannon House	X
900 East, 2375 South	Forest Dale Golf Course Club House	X
900 South, 600 East	Liberty Park	X
900 South, 859 East	Lefler-Woodman Building	X
900 West, 577 South	Chapman Branch Library	X
Alameda Avenue, 436 East	Donelson-Pyper House	
Almond Street, 318 North	Rawlings House (Edwin)	
Ashton Avenue, 720 East	Cannon House (George M.)	X
B Street, 157 North	Barton House	
B Street, 174 North	Evans House (John A.)	
B Street, 181 North	Beer Estate (William F.)	X
Bryan Avenue, 1228 East	Fairbanks House (J. Leo)	X
C Street, 33 North	Culmer House (William)	X
Canyon Road, 217 North	Snow-Lieff-Stieffel House	
Canyon Road, 233 North	Ottinger Hall (City Creek)	X
Capitol Hill	Council Hall	X
Center Street, 328 North	Browning-Aures House	

Center Street, 390 North	Jonasson House (Swen J.)	
D Street, 80 North	Savage House (Charles R.)	
East Capitol Street, 105 N.	Brooks-Geoghan House	
East Capitol Street, 273 N	Dickson-Gardner-Wolf House	
Exchange Place, 39 East	Salt Lake Stock & Mining Exchange	X
G Street, 73 North	Murdoch House (David Lennox)	
G Street, 328 North	Tripp House (Alonzo E.)	
Garfield Avenue, 975 East	Whitaker House (John M.)	X
Gordon Place, 45 East	Heber C. Kimball Grave Site	
Gray Avenue, 31 East	Jenkinson House (Charles H.)	
Highland Drive, 2155 So.	Sugarhouse Postal Station	X
I Street, 128 North	Spry House (William)	
Liberty Park	Chase Mill (Isaac)	X
Main Street, 15 South	Z.C.M.I. Cast Iron Front	X
Main Street, 68 South	McIntyre Building	X
Main Street, 102 South	Old Clock @ Zions First National Bank	X
Main Street, 102 South	Eagle Emporium	
Main Street, 128 South	Daft Block	X
Main Street, 163 South	First National Bank (Bamberger Bldg.)	X
Main Street, 175 South	Walker Bank Building	X
Main Street, 200 North	McCune Mansion (Alfred W.)	X
Main Street, 236 South	Karrick Block	X
Main Street, 238 South	Lollin Block	X
Market Street, 39 West	Independent Order of Odd Fellows Hall	X
Market Street, 42 West	New York Hotel	X
Mead Avenue, 126 West	Baysinger House (Madison)	
Ninth South Circle, 2474 East	Furgis, George & Ellen House	X
Pierpont Avenue, 159 West	General Engineering Company Bldg.	X
Pioneer Trails State Park	Brigham Young Farm House	
Pugsley Aves., 464 North	Widdison House (Robert R.)	
Quince Street, 355 North	Quayle House (Thomas)	
Quince Street, 363 North	Platts House (John)	X
Quince Street, 375 North	Christenson House (Neils C.)	
Quince Street, 378 North	Carlson House (August W.)	
Quince Street, 390 North	Morrow-Taylor House	
Quince Street, 434 North	Bowman House (Robert)	
Rio Grande St., 300 South	Denver & Rio Grande Railroad Station	X
South Temple, 15 East	Hotel Utah	X
South Temple, 63 East	Lion House (Brigham Young)	X
South Temple, 67 East	Beehive House (Brigham Young)	X

South Temple, 100 East	Alta Club	
South Temple, 331 East	Cathedral of the Madeleine	X
South Temple, 334 West	Devereaux House	X
South Temple, 347 East	First Presbyterian Church	
South Temple, 411 East	Wall House (Enos A.)	
South Temple, 529 East	Keith-Brown House & Carriage House	X
South Temple, 576 East	Gentsch-Thompson House	
South Temple, 603 East	Kearns Mansion & Carriage House	X
South Temple, 610 East	Walker House (Matthew H.)	
South Temple, 617 East	Glendenning House (James)	
South Temple, 667 East	Fife House (William E.)	
South Temple, 678 East	Kahn House (Emanuel)	X
South Temple, 701 East	Evans House (Morris R.)	
South Temple, 731 East	Sherman-Jackling House	
South Temple, 780 East	Western General Agency Building	X
South Temple, 808 East	Downey House & Carriage House	
South Temple, 850 East	Ladies Literary Club Clubhouse	X
South Temple, 940 East	Haxton Place	
South Temple, 943 East	Godbe House (Anthony H.)	
South Temple, 966 East	Stiehl House (George F.)	
South Temple, 1050 East	Holy Cross Hospital Chapel	
South Temple, 1081 East	Town Club	
South Temple, 1116 East	Franklin House (Pedar)	
South Temple, 1127 East	Scheid House (Karl A.)	
South Temple, 1135 East	Lyne House (Walter C.)	X
South Temple, 1167 East	Hatfield-Lynch House	
South Temple, 1177 East	Armstrong House (W.W.)	
South Temple, 1205 East	Grant-Walker House	
South Temple, 1229 East	Terry House (Louis L.)	
State Street, 15 South	Salt Lake City Public Library (Hansen Planetarium)	X
State Street, 56 South	Rocky Mountain Bell Telephone	
State Street, 132 South	Orpheum Theatre (Promised Valley)	
State Street, 451 South	Salt Lake City and County Building	X
Wall Street, 680 North	Mullett House (Charles James)	
West Temple, 137 North	Gibbs-Thomas House	X
West Temple, 222 North	Groesbeck House (Nicholas)	
West Temple, 404 South	Eagles / Equitable Building	



## **ATTACHMENT G: MOTIONS**

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## **Motion Sheet for PLNPCM2016-00905 - Amendments to the New Construction Standards for Local Historic Districts**

### **Motion to recommend approval:**

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council approve PLNPCM2016-00905.

### **Motion to recommend denial:**

Based on the information, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council deny PLNPCM2016-00905 for the following reasons:

1. (the commission should list what standards, factors, etc. were considered to recommend denial if different than what is in the staff report)