



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

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Date: November 8, 2023

Re: Briefing for Work without a COA Text Amendment- PLNPCM2023-00336

Briefing

INTRODUCTION

Mayor Erin Mendenhall has initiated a petition for a zoning text amendment to address unlawful construction and demolition activities in local historic districts and landmark sites. Historic resources add to the historical integrity or architectural qualities that make the city's historic properties significant and therefore, should be protected. Zoning and building code enforcement aren't currently equipped with appropriate tools or fines to account for the illegal demolition of a historic resource, the loss of a contributing resource is irreversible. These amendments seek to address this.

This proposed text amendment does the following:

- Brings city regulations into alignment with preservation objectives.
- Establish a new process to remedy alterations or demolition that occur without city approvals.
- Adds enforcement penalties to prevent and respond to violations in the local historic districts and to local historic landmark sites.
- Requires reconstruction of an illegally demolished historic building.
- Requires a restrictive covenant be recorded after reconstruction of a historic building. That covenant would explicitly prohibit demolition of the reconstructed building for 25 years.

ACTION REQUESTED:

No action required. The purpose of the briefing is to introduce the Planning Commission to the proposal, gather feedback, identify key issues, and answer questions.

ATTACHMENTS:

[ATTACHMENT A: Draft Ordinance](#)
[ATTACHMENT B: Map of Historic Districts](#)
[ATTACHMENT C: List of Landmark Sites](#)

PROPOSAL:

The ramification of inadequate enforcement tools for violations of preservation regulations can lead to an increase of or actual incentivization of unlawful alterations or illegal demolitions.

While typical code violations can be reversed through repair or maintenance, once all or part of a historic building is demolished, it cannot be replaced. Treating demolition like other work done without a Certificate of Appropriateness is not enough. To strengthen Salt Lake City's preservation efforts, this text amendment proposes the following:

1. **Making reconstruction a requirement for demolition of a contributing structure or a landmark site.** Any contributing principal building or landmark site demolished without a certificate of appropriateness would require reconstruction.
2. **Making a restrictive covenant a requirement.** Prior to issuance of a certificate of appropriateness for required reconstruction, the property owner would enter into a legally binding restrictive covenant. The restrictive covenant would provide for the following, without limitation: Acknowledge the required reconstruction, prohibit demolition, and major alterations to the reconstructed structure for 25 years from the date of the issuance of the certificate of occupancy transferrable to any future property owner, the nature of the approval and any conditions thereof, the terms of compliance with all applicable regulations, and the potential enforcement actions for any violation of the agreement.
3. **Creating Section 21A.34.020.N, Enforcement.** Adding an Enforcement section that lists the consequences for work conducted to properties subject to the H Historic Preservation Overlay District without first obtaining a certificate of appropriateness.
4. **Coordinating with other city code sections that relate to reconstruction and enforcement.** The following are sections of the city code besides 21A.34 that would need to be changed:
 - *Amending text to 21A.38.040.H.5.d to say that "a nonconforming use may be restored when reconstruction is approved according to the provisions of 21A.34.020.M".*
 - *Amending text to 21A.38.040.G to say that "a noncomplying structure may be restored when reconstruction is approved according to the provisions of 21A.34.020.M".*
 - *Adding the definition to 21A.62.040:*

RECONSTRUCTION (AS IT APPLIES TO PROPERTIES WITHIN THE H HISTORIC PRESERVATION OVERLAY DISTRICT): The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Reconstruction and restrictive covenances are meant to have a deterrent effect, particularly to a property owner hoping to redevelop a site with a larger, sometimes more lucrative, new structure. Once a structure is reconstructed the contributing status goes away and demolition of a new structure could easily be approved, the restrictive covenant would keep it from happening for many years.

BACKGROUND & RESEARCH:

Currently fines and penalties for violations are not mentioned in Salt Lake City's preservation ordinance, Section 21A.34.020. There are no penalties for unlawful alterations or demolitions to contributing structures and landmark sites. Fines are addressed in Title 18 and Section 21A.20 of the city code.

1) Research

According to the National Trust for Historic Preservation¹ one of the key components of a preservation ordinance is the use of fines and penalties for violation of ordinance provisions. Preservation ordinances usually empower local jurisdictions to issue stop-work orders and impose fines and other penalties for individual violations. Penalties for unlawful alterations or demolitions may include the denial of a building permit for several years or mandatory reconstruction.

The use of both fines and penalties is advantageous in achieving preservation goals. For example, if only reconstruction is required without the fines, the incentive to move forward with reconstruction could be gone and a site would remain vacant for a very long time. On the other hand, if only fines are required, a property owner could see these fines as part of the cost of doing business.

In researching for this text amendment, staff found some cities with ordinances that include variations of fines and penalties. These cities are only a sample, there are many other cities with similar ordinances that specify fines and penalties for violation of preservation regulations.

New Orleans² - the State of Louisiana and City of New Orleans have increased the maximum amount a property owner can be fined for illegally demolishing a historic structure.

Pasadena³ - no building or construction-related permits shall be issued for a period of five years following the date of demolition or complete reconstruction.

Philadelphia⁴ - any person who alters or demolishes a structure shall be required to restore the structure to its appearance prior to the violation. Such restoration shall be in addition to and not in lieu of any other penalty or remedy.

Denver⁵ - in case of a violation, the commission may order that a structure be returned to its condition prior to such unlawful erection, construction, reconstruction, exterior alteration, addition or demolition. This may specifically include ordering the reconstruction of a structure that was demolished to replicate as closely as possible the original structure.

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https://cdn.savingplaces.org/2023/03/27/15/39/04/344/NTHP%20Preservation%20Books_A%20Layperson%60s%20Guide%20to%20Preservation%20Law.pdf

2 <https://nola.gov/nola/media/HDLC/HDLC-193-demolition.pdf>

3 <https://www.codepublishing.com/CA/SouthPasadena/html/SouthPasadena02.html>

4 https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-294568

5

https://library.municode.com/co/denver/codes/code_of_ordinances?nodeId=TITIREMUCO_CH30LA_PR_ARTIINGE_S30-9EN

2) Current Efforts to Address City Fines

This text amendment is not addressing fines because another text amendment, started by the Building Services Division, is simultaneously being processed to amendment Title 18 and Section 21A.20, that among other changes, would reflect some of the desired improvements for fines and the process for fines.

The following are some changes the Building Services' text amendment is proposing that are related to this text amendment:

- Create fines for failure to obtain a certificate of appropriateness for full or partial demolition of a contributing structure or landmark site, the new fines would be **\$250** per day. This is a new fine.
- Increase fees for registration to board a building to **\$14,000**. Currently the fee is \$1,560.
- Create an enhanced fee for boarded contributing structures of **\$14,850**. This enhanced fee for contributing structures is new.
- Create stop work order violation fines of **\$250** per day. This is a new fine.
- Increase general fines for violations to **\$50-\$200** per day depending on the violation. Currently these fines are \$25-\$100 per day.

MASTER PLAN GOALS:

The proposed text amendment would support the following city goals as listed on these following master plans:

Plan Salt Lake, adopted 2015.

- *Preservation*
Guiding Principle: Maintaining places that provide a foundation for the city to affirm our past.
 - Initiatives:
 - *Retain areas and structures of historic and architectural value.*
 - *Integrate preservation into City regulation, policy, and decision making.*

Community Preservation Plan, adopted 2012.

- *Adopt a Wider Range of Preservation Tools*
 - The specific tools suggested are stricter demolition regulations, more types of guidelines and more incentives in the form of regulatory, financial and procedural.
- *Enforcement of Regulations and Approvals*
 - Code enforcement for historic projects is challenging. Inadequate enforcement can result in a perception that projects completed without approval will receive more lenient review.
- *Ensure preservation regulations are enforced.*
 - Program regulations need to be enforced to ensure applicable regulations and review process are adhered to and that the City is sending a clear and consistent message in support of historic preservation and community character preservation.
 - Identify the importance of enforcement of the regulations to encourage property owners to seek appropriate approvals and send a clear and consistent message regarding historic preservation.

PUBLIC PROCESS:

On October 3, 2023, notice of the application and the draft ordinance was sent to all registered Salt Lake City Recognized Organizations. The 45-day public comment period will end on November 17, 2023. The Open House was posted on October 10, 2023. On October 23, 2023, the planning division sent out public outreach to stakeholders. During and following this comment period, the Planning Division will consider all public comments received and make appropriate modifications to the proposed ordinance language.

Next Steps

- The planning division will continue to refine and make changes to the proposed draft ordinance based on an evaluation of commission feedback and further public input.
- The proposal will return to the Historic Landmark Commission and Planning Commission for a public hearing and recommendation that will be forwarded to the City Council.
- The City Council will hold an additional public hearing and ultimately decide on the proposed text amendment.

Information related to the proposal is publicly available online on the city's planning division website located here:

<https://www.sl.gov/planning/openhouse-00336>

ATTACHMENT A: Draft Ordinance

ASALT LAKE CITY ORDINANCE

No. _____ of 2023

(An ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to penalties for work done without a certificate of appropriateness.)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2023-00336 pertaining to the creation of penalties for work done without a certificate of appropriateness.

WHEREAS, on Month 00, 2023, the Salt Lake City Historic Landmark Commission (“Landmark Commission”) held a public hearing to consider a petition submitted by Mayor Erin Mendenhall (“Applicant”) (Petition No. PLNPCM2023-00336) to amend various sections of Title 21A of the *Salt Lake City Code* pertaining to the creation of penalties for work done without a certificate of appropriateness; and

WHEREAS, at its Month 00, 2023 meeting, the Landmark Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Planning Commission (“Planning Commission”) and the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, on Month 00, 2023 the Planning Commission held a public hearing on said petition; and

WHEREAS, at its Month 00, 2023 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the City Council on said petition; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of Salt Lake City Code Section 21A.34.020. That Section 21A.34.020 of the *Salt Lake City Code* (Zoning: Overlay Districts: H Historic Preservation Overlay District) shall be, and hereby is amended to read as follows:

21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

- A. Purpose Statement
- B. Applicability
- C. Local Historic Designation, Amendments or Revocation
- D. Historic Status Determination
- E. Certificate of Appropriateness Required
- F. Procedures for Issuance of a Certificate of Appropriateness
- G. Standards for Alteration of a Landmark Site, Contributing Structure or New Construction of an Accessory Structure
- H. Standards for New Construction or Alteration of a Noncontributing Structure
- I. Standards for Relocation
- J. Standards for Demolition of a Landmark Site
- K. Standards for Demolition of a Contributing Principal Building
- L. Economic Hardship Determination
- M. Reconstruction of a Carriage House on a Landmark Site
- N. Enforcement

E. Certificate of Appropriateness Required: No alteration in the exterior appearance of a structure, site, or object affecting a property within the H Historic Preservation Overlay District shall be made until an application for a certificate of appropriateness is approved by the historic landmark commission, or administratively by the planning director, as applicable, pursuant to Subsection F of this section.

1. A certificate of appropriateness shall be required for all of the following:
 - a. Any exterior alteration to the property or any structure on the property unless specifically exempted under Subsection 21A.34.020.E.2;
 - b. New Construction;
 - c. Relocation of a structure or object on the same site or to another site; ~~and~~
 - d. Demolition-; and
 - e. Reconstruction
2. Exemptions: The following are exempt from obtaining a Certificate of Appropriateness:
 - a. Installation of storm windows;
 - b. Landscaping that:
 - (1) Complies with the standards of this title;
 - (2) Does not include a wall fence or grade changes; and

- (3) Is not an attribute that is a character defining feature of the property or streetscape;
- c. Painting of surfaces that does not include unpainted stone, brick or cement;
- d. Plaques, boxes, and other similar objects that measure 18 inches or less in any dimension, contain no electrical components, and are attached to exterior finish material or mounted through mortar joints when on a masonry wall;
- e. Electrical, gas, or water meters or outlets, including electric vehicle charging outlets, that are in a location that is not visible from the public right of way;
- f. Heating, ventilation and air conditioning systems that do not require new conduit and are not visible from the public right of way; and
- g. Solar energy collection systems meeting the priority locations outlined in Subsections 21A.40.190.B.3.a through 21A.40.190.B.3.c.

F. Procedure for Issuance of Certificate of Appropriateness:

1. Administrative Authority: The following may be decided by the planning director or designee:
 - a. Minor alteration of or addition to a landmark site or contributing building or structure;
 - b. Alteration of or addition to a noncontributing building or structure;
 - c. Partial demolition of either a landmark site or a contributing principal building or structure;
 - d. Demolition of an accessory building or structure; and
 - e. Demolition of a noncontributing building or structure.
2. Historic Landmark Commission Authority: The following shall only be decided by the historic landmark commission:
 - a. Substantial alteration or addition to a landmark site or contributing site, building, and/or structure;
 - b. New construction of principal building in the H Historic Preservation Overlay District;
 - c. Relocation of landmark site or contributing principal building;
 - d. Demolition of landmark site or contributing principal building;
 - e. Economic hardship determination; ~~and~~
 - f. Reconstruction of a carriage house on a landmark site; and
 - g. Applications referred by the planning director.
3. Submission of Application: An application for a certificate of appropriateness shall be made on an application form prepared by the zoning administrator and accompanied by applicable fees as noted in the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all mailing fees established for required public noticing.
 - a. General Application Requirements: A complete application shall include the following unless deemed unnecessary by the zoning administrator:
 - (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) Current and historic photographs of the property
 - (6) 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;
 - (7) Elevation drawings and details for all impacted facades;
 - (8) Illustrative photos and or samples of all proposed façade materials;
 - (9) Building, wall, and window section drawings;
 - (10) Any further information or documentation as the zoning administrator deems necessary in order to fully consider and analyze the application.
- b. New Construction Application Requirements: In addition to the general application requirements listed above, applications for new construction of a primary structure shall include the following unless deemed unnecessary by the zoning administrator:
- (1) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
 - (2) A streetscape study which includes height measurements for each primary structure on the block face;
 - (3) Renderings that show the new construction in relation to neighboring buildings; and
 - (4) Renderings that show the new construction from the pedestrian perspective.
- c. Reconstruction Application Requirements: In addition to the general application requirements listed above, applications for reconstruction shall include the following approximations of the original structure to justify the proposed dimensions and details of the structure proposed to be reconstructed:
- (1) Location of the structure on the site and the estimated setbacks.
 - (2) Footprint shape and size.
 - (3) Shape, slope and details of the roof of the structure proposed to be reconstructed.
 - (4) Height of the structure in feet including wall height and roof height based on the scale of existing buildings or structures that are also visible in historic documentation or the dimensions of the historic building materials, if available.
 - (5) Location, arrangement, size and details of any window or door openings. For reconstruction of carriage house, include carriage entries.

4. Notice: Applications for a certificate of appropriateness are subject to the notification requirements of Chapter 2.60 of this code. An application for a certificate of appropriateness for demolition of a noncontributing building or structure shall require notice 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 Chapters 2.60 and 21A.10 of this title.
5. Standards for approval: Applications for a certificate of appropriateness shall be reviewed according to the standards set forth in subsections G through ~~L~~ M of this section, whichever are applicable.
6. Administrative Decisions: The planning director or designee shall approve, conditionally approve, or deny the application for a certificate of appropriateness based upon written findings of fact. The decision of the planning director or designee shall become effective upon issuance of the certificate of appropriateness.
 - a. Referral of Application to Historic Landmark Commission: The planning director or designee may refer any application to the historic landmark commission due to the complexity of the application, the significance of change to the structure or site, or the need for consultation for expertise regarding architectural or other preservation issues.
7. Historic Landmark Commission Decisions: The historic landmark commission shall hold a public hearing to review the application in accordance with the standards and procedures set forth in Chapter 21A.10 of this title. The historic landmark commission shall approve, conditionally approve, or deny the application based upon written findings of fact. The decision of the historic landmark commission shall become effective at the time the decision is made. Following a decision from the historic landmark commission to approve a certificate of appropriateness, the planning director or designee shall issue a certificate of appropriateness after all conditions of approval are met except for demolition of contributing principal buildings and landmark sites as outlined in Subsection 21A.34.020.F.8.
8. Requirements for Certificate of Appropriateness for Demolition: The certificate of appropriateness for demolition of a contributing principal building or landmark site shall not be issued until the following criteria is satisfied:
 - a. The appeal period associated with the approval has expired.
 - b. The landmark commission has granted approval for a new building that will replace the landmark site or contributing principal building to be demolished. The requirement for replacing the contributing principal building or landmark site with a new building may be waived by the historic landmark commission if a new development or redevelopment plan that includes the principal building to be demolished is approved by the historic landmark commission.

The certificate of appropriateness for demolition shall be issued simultaneously with the certificate of appropriateness and building permits for the replacement building.

9. Revocation of the Designation of a Landmark Site: If a landmark site is approved for demolition, the property shall not be removed from the H Historic Preservation Overlay District until the building has been demolished and revocation of the designation of a landmark site has been approved in accordance with Section 21A.51.050, Local Historic Amendments Process.
10. Exceptions of Certificate of Appropriateness for Demolition of Hazardous Buildings: A hazardous building shall be exempt from the provisions governing demolition if the building official determines, in writing, that the building currently is an imminent hazard to public safety. Prior to the issuance of a demolition permit, the building official shall notify the planning director for consultation and of the final decision.
11. Expiration of Approvals: No certificate of appropriateness shall be valid for a period of longer than one (1) year unless a building permit has been issued or complete building plans have been submitted to the Salt Lake City Division of Building Services and Licensing within that period and is thereafter diligently pursued to completion; or unless a longer time is requested and granted by the historic landmark commission, or in the case of an administrative approval, by the planning director or designee. Any request for a time extension shall be required not less than thirty (30) days prior to the one (1) year time period.
12. Appeal of Decisions: Any person adversely affected by a final decision of the historic landmark commission, or in the case of administrative decisions, the planning director or designee, may file an appeal in accordance with the provisions of Chapter 21A.16 of this title.

M. Reconstruction of a Carriage House on a Landmark Site:

1. Applicability:

a. Required Reconstruction: Any contributing principal building or landmark site demolished without a certificate of appropriateness requires reconstruction in accordance with the provisions of this Section.

b. Reconstruction of a Carriage House on a Landmark Site: An application for tThe reconstruction of a historic carriage house is allowed subject to the provision of this Subsection and if the following criteria are satisfied:

- a-(1) The carriage house is located on property and address are a landmark site. For the purpose of this section, any site that has been further subdivided since the construction of the last principal building on the site shall be considered part of the landmark site.

b.(2) Documentation has been provided that indicates a carriage house associated with the historic period of the landmark site existed on the site. Documentation may include any property related record, prior survey, photographs, site plans, or similar records. It is the responsibility of the applicant to provide the necessary documentation and justification for the proposed dimensions and details of the carriage house that is proposed to be reconstructed. Documentation shall provide sufficient detail to estimate the approximate details of the carriage house, including:

- (1) The approximate location of the carriage house on the site and estimated setbacks;
- (2) The approximate footprint shape and size;
- (3) The approximate shape, slope, and details of the roof of the structure proposed to be reconstructed;
- (4) The approximate height of the structure in feet, based on the scale of existing buildings or structures that are also visible in historic documentation or the dimensions of the historic building materials, if available. The approximate height shall include wall height and roof height; and
- (5) The location, arrangement, size, and details of any window or door, including carriage entries.

2. Application Requirements: An application to reconstruct a historic carriage house shall be considered an application for new construction and include all the application requirements for new construction in this section and documentation requirements in Subsection 1.b above. Modifications Authorized: The following modifications are authorized for reconstruction in accordance with this Subsection:

a. Density: The qualifying provisions for density found in the minimum lot area and lot width tables of the zoning district do not apply to the proposed reconstruction, and in the RMF-30 zoning district, the minimum lot size per dwelling unit does not apply.

b. Multiple buildings on a Single Parcel: If the reconstruction results in multiple buildings on a single parcel, the buildings are allowed without each building having street frontage.

3. Compliance with Additional Codes: An application for reconstruction shall comply with all applicable codes, regulations and engineering standards that have been adopted by the State of Utah or the city.

4. Approval Standards: In considering an application for a certificate of appropriateness involving reconstruction, the historic landmark commission shall find the project complies with the following standards. An application to reconstruct a historic carriage house shall be subject to the following standards. An application shall be approved if the following standards are complied with:

- a. Reconstruction shall only be used to depict vanished or non-surviving portion of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture;
- b. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships;
- c. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture;
- d. Proposed designs that were never executed historically will not be constructed or considered;
- e. The proposed reconstructed structure carriage house shall match the footprint size, shape, and location on the property as the original structure based on the historic documentation provided by the applicant. Historic documentation shall be used to approximate the location and dimensions of the structure;
- f. The roof shape of the reconstructed structure the carriage house shall match the approximate roof shape of the original structure carriage house;
- g. The entryways into the reconstructed structure house, including reconstructed entryways for carriages, shall approximately match historic entryways commonly found on historic structures carriage houses from the same era as the original structure carriage house; and
- h. Impacts to adjacent properties, including but not limited to solar access, noise, light trespass, refuse storage, and mechanical equipment locations, parking locations, have been mitigate or can be mitigated through the site layout, appropriate buffering, and/or building designs.

~~4. Complying With Additional Codes: An application approved under this section shall comply with all applicable codes, regulations and engineering standards that have been adopted by the State of Utah or the city.~~

5. Additional Requirements for Reconstruction of a Carriage House on a Landmark Site:

- a. Subdivision Prohibited: Further subdivision of the property after approval of a reconstruction under this section is prohibited and portions of Section 21A.38.060 authorizing subdivisions of lots with more than two principal buildings shall not be applicable.
- b. Updated Intensive Level Survey: If reconstruction is approved, the applicant shall provide the city and updated intensive level survey to document the changes to the landmark site.
- c. ~~6.~~ Allowed Uses After Reconstruction: The following uses shall be allowed in a reconstructed carriage house approved under this section:
 - (1) A single-family dwelling, regardless of lot area, lot width or street frontage;
 - (2) Any accessory use authorized in the underlying zoning district or overlay district; or

~~(3) Accessory dwelling units subject to the applicable regulations for accessory dwelling units.~~

~~6. Restrictive Covenant for Required Reconstruction: Prior to issuance of a certificate of appropriateness for required reconstruction, the property owner shall enter into a legally binding restrictive covenant, the form of which shall be approved by the City Attorney. The restrictive covenant shall provide for the following, without limitation: Acknowledge the required reconstruction, prohibit demolition and major alterations to the reconstructed structure for 25 years from the date of the issuance of the certificate of occupancy transferrable to any future property owner, the nature of the approval and any conditions thereof, the terms of compliance with all applicable regulations, and the potential enforcement actions for any violation of the agreement. The agreement shall be recorded on the property with the Salt Lake County Recorder.~~

~~7. Modifications Authorized: In considering a proposal to reconstruct a carriage house under this section, the historic landmark commission may modify the following standards upon finding that the proposal complies with the applicable standards:~~

- ~~a. Minimum lot area when the lot does not contain the minimum lot area for an additional dwelling unit;~~
- ~~b. Modifications to Sections 21A.36.010 and 21A.36.020; and~~
- ~~c. Any authorized modification identified in Section 21A.06.050.~~

~~8. Updated Intensive Level Survey Required: If approved, the applicant shall provide the city and updated intensive level survey to document the changes to the site.~~

~~N. Enforcement: Any work conducted to properties subject to the H Historic Preservation Overlay District without first obtaining a certificate of appropriateness are subject to the enforcement process established in section 21A.20. The following will occur:~~

- ~~1. Upon discovery of work done without a certificate of appropriateness, an enforcement official shall provide a written notice to the responsible party according to section 21A.20.030 The responsible party will be subject to fines according to 21A.20.040 B (or C).~~
- ~~2. The responsible party shall apply for a certificate of appropriateness according to section 21A.34.020.F.3.~~
- ~~3. In the case of any illegal demolition of a contributing principal structure or local landmark site without a certificate of appropriateness, the responsible party is subject to 21A.34.020.M.~~

~~SECTION 2. Amending the Text of *Salt Lake City Code* Section 21A.38.040.H.5 and 21A.38.050.G. That 21A.38.040.H.5 and 21A.38.050.G of the *Salt Lake City Code* (Zoning: Nonconforming Uses) shall be, and hereby is amended to read as follows:~~

21A.38.040: NONCONFORMING USES:

H. Modifications To Nonconforming Uses: Except as provided in this section, a nonconforming use may be extended within the existing building where the nonconforming use occupied only a part of the building, provided no structural alteration to the exterior walls or roofline of the building is proposed or made for the purpose of the extension. No nonconforming use may be changed to another nonconforming use, moved, enlarged or altered except as provided in this section and no nonconforming use of land may occupy additional land.

1. Change Of Nonconforming Use To Another Nonconforming Use: Any change of an existing nonresidential nonconforming use to another nonconforming use that is listed as a permitted use in the small neighborhood business district or the neighborhood commercial district in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, is permitted. Any other change of a nonconforming use to another nonconforming use is subject to determination by the appeals hearing officer as to the new use being a similar land use type as the existing use as defined in chapter 21A.62, "Definitions", of this title, and subject to the site being able to provide required off street parking within the limits of existing legal hard surfaced parking areas on the site.
Within a mixed use development no existing nonconforming use may be allowed to expand into any residential portion of the development.
2. Enlargement of a Nonconforming Use: Enlargement of a legal nonconforming use are limited to a one time expansion of up to twenty five percent (25%) of the gross floor area, or one thousand (1,000) gross square feet, whichever is less and subject to the site being able to provide required off street parking that complies with any applicable parking requirement of this title. An approved expansion shall be documented through an updated zoning certificate for the property. Any expansion to the nonconforming use beyond these limits is not permitted. The expansion shall be limited to a one-time expansion after April 12, 1995, the effective date of this title. Any expansion granted as a special exception after April 12, 1995 shall be considered as fulfilling the one-time expansion.
3. Relocation Of Structure: A structure containing a nonconforming use may not be moved on the same lot unless the structure shall thereafter conform to the regulations of the zoning district into which the structure is located.
4. Exterior Or Interior Remodeling Or Improvements To Structure: Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be allowed for energy efficiency, accessibility or life safety improvements. Other improvements may be allowed provided they do not increase the parking requirement as required by this title as a result of the remodeling or improvements.
5. Deterioration Or Destruction Of Structure With A Nonconforming Use: Restoration of a deteriorated, damaged or destroyed structure and continuance of a nonconforming use shall be subject to the following:

- a. If a building or structure that contains a nonconforming use is allowed to deteriorate to a condition that the structure is rendered uninhabitable as determined by the building official and is not repaired or restored within one year after written notice to the property owner that the structure is uninhabitable, the nonconforming use will cease to be legal.
- b. If a building or structure that contains a nonconforming use is voluntarily razed, or is required by law to be razed, the nonconforming use shall not be resumed.
- c. If a property owner has voluntarily demolished seventy five percent (75%) or more of the perimeter wall length and area dimensions of the exterior walls and/or total floor area of a structure, the structure shall not be restored.
- d. A nonconforming use may be restored when reconstruction is approved according to the provisions of 21A.34.020.M.1.a.
- ~~d.~~ e. If a building or structure that contains a nonconforming use is involuntarily destroyed in whole or in part due to fire or other calamity and the structure or use has not been abandoned, the nonconforming use may be resumed and the building or structure may be restored to the condition prior to the destruction, provided such work is reasonably pursued in a time frame determined by the building official after such calamity.

21A.38.050: NONCOMPLYING STRUCTURES:

G. Deterioration, Damage Or Destruction Of Noncomplying Structure: Restoration of a deteriorated, damaged or destroyed noncomplying structure shall be subject to the following:

- 1. If a noncomplying structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable as determined by the building official and is not repaired or restored within one year after written notice to the property owner that the structure is uninhabitable, the noncomplying structure status will be lost and requires either complete demolition or compliance with the standards of the zoning district in which the structure is located.
- 2. If a property owner or authorized representative voluntarily demolishes a noncomplying structure or the noncomplying structure is required by law to be razed, the structure shall not be restored unless it is restored to comply with the regulations of the zone in which it is located. Demolition of a noncomplying structure includes any act or process that destroys or removes seventy five percent (75%) or more of the perimeter wall length and area dimensions of exterior walls and/or total floor area of a structure.
- 3. A noncomplying structure may be restored when reconstruction is approved according to the provisions of 21A.34.020.M.1.a.
- ~~3.~~ 4. If a noncomplying structure is involuntarily destroyed in whole or in part due to fire or other calamity and the structure or use has not been abandoned, the structure may be restored to its original condition with respect to building footprint, setback, height and other noncomplying dimensional standards of the zoning district in which the structure is located, provided such work is started within one year, unless a longer time frame is approved by the building official, after such calamity.

SECTION 3. Amending the Text of *Salt Lake City Code* Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms) shall be and hereby is amended to add the following definitions, which shall be inserted in alphabetical order and shall read as follows:

RECONSTRUCTION (AS IT APPLIES TO PROPERTIES WITHIN THE HISTORIC PRESERVATION OVERLAY DISTRICT): The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

SECTION 4. Amending the Consolidated Fee Schedule. That the section of the Salt Lake City consolidated fee schedule titled, “Zoning Fees” shall be and hereby is amended to read as follows:

ZONING FEES			
For question regarding Zoning fees contact: 801.535.7700			
Service	Fee	Additional Information	Section
Determination of Nonconforming Use	\$214		21A.38.025.4
Administrative Interpretation	\$71	Plus \$61 per hour for research after the first hour	21A.12.040.A.6
Alley Vacation/Closure	\$285	Fee waiver available if adequate signatures are obtained. See also fee for required public notices (21A.10.010.E)	14.52.030. A.5
Alternative Parking			
Residential	\$428		21A.52.040 .A.3
Nonresidential	\$785		21A.52.040 .A.3
Amendments			
Master plan	\$1,070	Plus \$121 per acre in excess of one acre. See also fee for required public notices (10.9a.204).	Utah Code 10.9A.510
Zoning map amendment	\$1,142	Plus \$121 per acre in excess of one acre. See also fee for required public notices (21A.10.010.E).	21A.50.040.B
Zoning text amendment	\$1,142	See also fee for required public notices (21A.10.010.E)	21A.50.040.B
Annexation	\$1,427	See also fee for required public notices (21A.10.010.E)	Utah Code 10.2.401.5
Appeal of a Decision			
Administrative decision	\$285	See also fee for required public notices (21A.10.010.E)	21A.16.030.B
Historic Landmark Commission	\$285	See also fee for required public notices (21A.10.010.E)	21A.16.030.B
Planning Commission	\$285	See also fee for required public notices (21A.10.010.E)	21A.16.030.B
Appearance Before the Zoning Enforcement Hearing Office			
First scheduled hearing	No charge		21A.20.90
Second scheduled hearing	\$71		21A.20.90

Billboard Construction or Demolition including the demolition of a non-conforming billboard		\$285		21A.46.160.D.3 & 21A.46.160.L.2
Conditional Building and Site Design Review		\$856	Plus \$121 per acre in excess of one acre. See also fee for required public notices (21A.10.010.E).	21A.59.070.B
Conditional Use		\$856	See also fee for required public notices (21.A.10.010.E).	21A.54.060.C
Condominium				
	Preliminary	\$571	Plus \$37 per unit. See also fee for required public notices (21.A.10.010.E).	20.56.40.B
	Final	\$428	Plus \$24 per unit.	20.56.40.B
Declaration of Surplus Real Property		\$428		2.58.040
Historic Landmarks Commission Review (Application)				
	Major Alterations of a principal building	\$100	See also fee for required public notices (21A.10.010.E)	21A.34.020
	New construction of a principal building	\$2,982	See also fee for required public notices (21A.10.010.E)	21A.34.020
	Demolition of a contributing principal building	\$2,406	See also fee for required public notices (21A.10.010.E)	21A.34.020
	Relocation of a contributing principal building	\$303	See also fee for required public notices (21A.10.010.E)	21A.34.020
	Reduction to boundaries of the H Historic Pres. Overlay District	\$2,999	See also fee for required public notices (21A.10.010 E)	21A.51.050
	Revocation of a Landmark Site	\$2,999	See also fee for required public notices (21A.10.010 E)	21A.51.050
	Economic Hardship	\$2,050	Plus \$200/hour up to \$20,000. See also fee for required public notices (21A.10.010.E)	21A.34.020
	Reconstruction	\$2,982	See also fee for required public notices (21A.10.010 E)	21A.34.020
Home Occupation				
	Non-conditional	No charge	Fee could be assessed in future as per ordinance	21A.36.030
	Conditional	No charge	Fee could be assessed in future as per ordinance	21A.36.030
Outdoor Dining				
	Outdoor Dining Application	\$30		21A.40.065
	Outdoor Dining Permit Fee (1-5 tables)	\$120		21A.40.065
	Outdoor Dining Permit Fee (6 or more tables)	\$180		21A.40.065
Planned Development		\$856	Plus \$121 per acre in excess of (1) acre. See also fee for required public notices (21A.10.010.E)	21A.55
Signs				
	Permit fee for signs	Based on the adopted Building Permit Fee Schedule		21A.46.030
	Plan checking fee	\$0.13	Of building permit value	21A.46.030
	Inspection tag	\$14		21A.46.030
Site Development Permit		\$285	Plus \$61 per acre in excess of one (1) acre	18.28.040.E
Street Closure		\$428	See also fee for required public notices.	2.58.040
Subdivision Amendments		\$428	Plus \$121 per lot. See also fee for required public notices (20.36)	20.04.120
Subdivision Preliminary Plat		\$428	Plus \$121 per lot. See also fee for required public notices (20.36)	20.04.120
Subdivision Final Plat		\$856	Plus \$121 per lot.	20.04.120
Subdivision Vacations		\$428	See also fee for required public notices (20.36)	20.04.120

Engineering Review and Inspection Fee	5% of the 1st \$100,000 of public improvements & 2% for the amount above \$100,000		20.04.120
Subdivision Lot Line Adjustment	\$284		20.04.120
Subdivision Consolidating Lots	\$273		20.04.120
Temporary Uses	\$285		21A.42.060.B
Zoning Variance	\$428	See also fee for required public notices (21A.10.010.E)	21A.18.040.B

As per applicable sections of the city and/or state code, a fee will be assessed for required public notices. This may include sending notice by 1st class U.S. Mail to property owners within a certain radius of the subject property and / or advertising required public hearings in a newspaper of general circulation. A fee for each required public hearing will be assessed. The noticing fee is authorized through the following sections of the zoning ordinance and state law: Salt Lake City Code Subsection 21A.10.010.E and Utah Code Section 10-9a-501.

SECTION 5. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

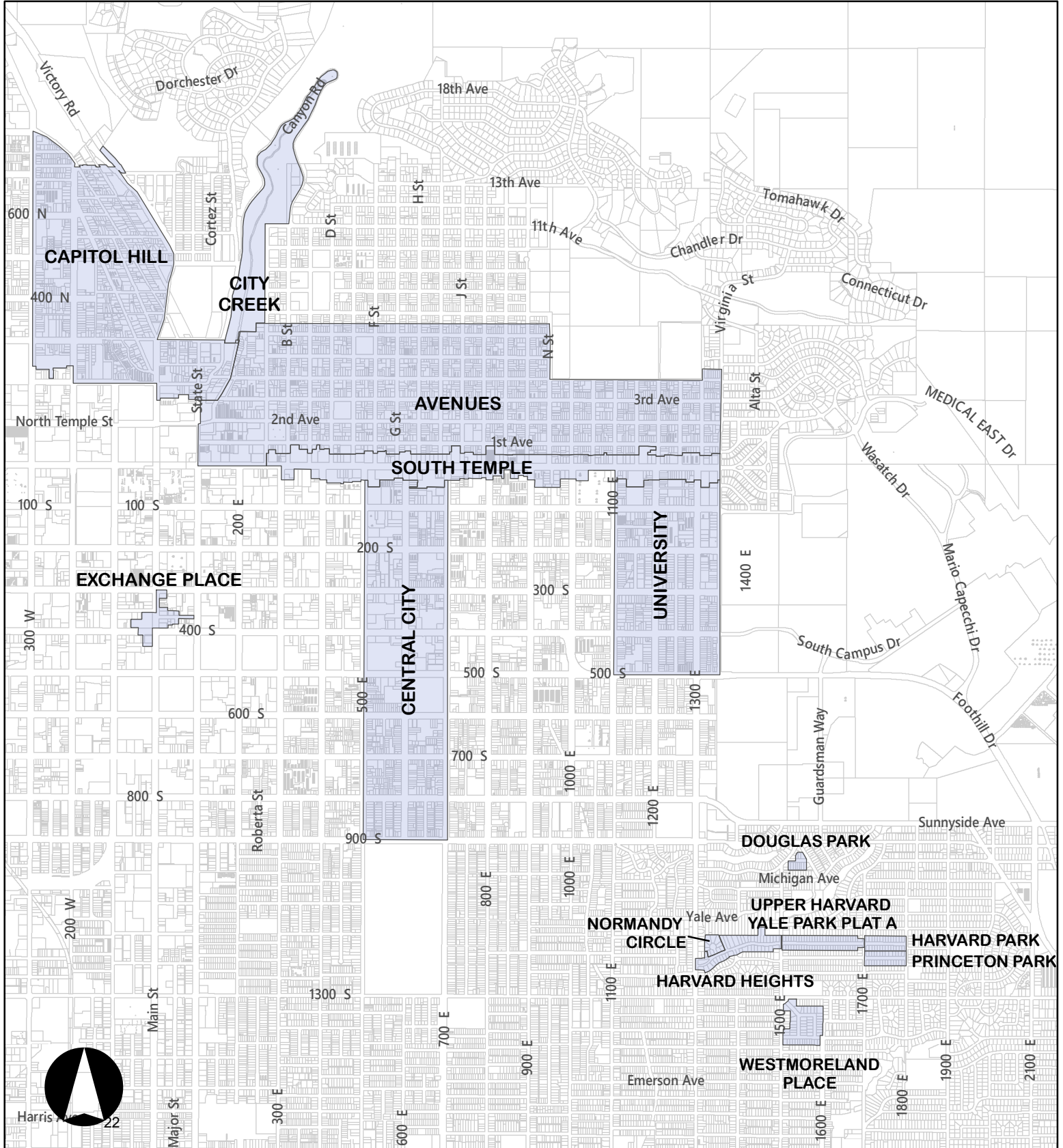
CITY RECORDER
(SEAL)

Bill No. _____ of 2023.
Published: _____.

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Paul C. Nielson, <i>Senior City Attorney</i></p>

ATTACHMENT B: Map of Historic Districts

SALT LAKE CITY LOCAL HISTORIC DISTRICTS



ATTACHMENT C: List of Landmark Sites

PROPERTY NAME	ADDRESS	REGISTER
100 East		
Ensign Peak	1300 North 100 East	Local
100 South		
15th Ward LDS Meetinghouse	915 West 100 South	National
Armista Apartments	555 East 100 South	National
Armstrong, Wm. Francis, House	667 East 100 South	National & Local
Ashby Apartments	358 East 100 South	National
Bamberger, Simon, House	623 East 100 South	National & Local
Covey, Almon A., House	1211 East 100 South	National & Local
Covey, Hyrum T., House	1229 East 100 South	National & Local
Dinwoody, Henry, House	411 East 100 South	National & Local
Hills, Lewis House	425 East 100 South	National & Local
Hollywood Apartments	234 East 100 South	National
Japanese Church of Christ	268 West 100 South	National
Langton, James and Susan R., House	648 East 100 South	National & Local
Lincoln Arms Apartments	242 East 100 South	National
McCornick Building	10 West 100 South	National
Nelden, William A., House	1172 East 100 South	National & Local
Neuhausen, Carl M., House	1265 East 100 South	National & Local
Royle House (Jonathan C. & Eliza K.)	635 East 100 South	National & Local
Salisbury House (O.J.)	574 East 100 South	Local
St. Mark's Episcopal Cathedral	231 East 100 South	National & Local
Utah Commercial and Savings Bank Building	22 East 100 South	National & Local
200 East		
Congregation Sharey Tzedek Synagogue	833 South 200 East	National
Corona Apartments	335 South 200 East	National
First Methodist Episcopal Church	203 South 200 East	National
200 North		
Beesley, Ebenezer, House	80 West 200 North	National & Local
Hepworth House (Thomas & Mary)	725 West 200 North	National
Kimball House (J. Golden)	36 East 200 North	Local

PROPERTY NAME	ADDRESS	REGISTER
200 South		
Beattie House (Jeremiah)	655 East 200 South	National
Bertolini Block	143 West 200 South	National
Building at 561 West 200 South	561 West 200 South	National
Central Warehouse	520 West 200 South	National
Cluff Apartments (Hillview Apts.)	1270 East 200 South	National
Fisher Carriage House	1206 West 200 South	National & Local
Fisher, Albert, Mansion	1206 West 200 South	National & Local
Freeze House (James)	734 East 200 South	Local
Fritsch Block (J.A.)	158 East 200 South	National
Henderson Block	375 West 200 South	National
Hotel Victor	155 West 200 South	National
Immanuel Baptist Church	401 East 200 South	National & Local
Meyer, Frederick A. E., House	929 East 200 South	National & Local
Orpheum Theatre (Capitol Theatre)	46 West 200 South	National
Pacific Northwest Pipeline Building	321 East 200 South	National
Smith-Bailey Drug Company Building	171 West 200 South	National
Stratford Hotel	175 East 200 South	National
200 West		
24th Ward Meeting House	700 North 200 West	Local
Hills House (Lewis S.)- Hogar Hotel	126 South 200 West	National
Holy Trinity Greek Orthodox Church	279 South 200 West	National & Local
Kelly House (Albert H.)	418 South 200 West	National
Kelly House (John B.)	422 South 200 West	National
Sweet Candy Company	224 South 200 West	National
300 East		
Altadena Apartments	310 South 300 East	National
Congregation Montefiore	355 South 300 East	National
Los Gables Apartments	125 S & 135 S 300 East	National
Palace Apartments	145 South 300 East	National
Piccardy Apartments	115 South 300 East	National
Smith Apartments	228 South 300 East	National

PROPERTY NAME	ADDRESS	REGISTER
300 North		
Council Hall	120 East 300 North	National & Local (National Historic Landmark)
300 South		
Baddley House (George)	974 East 300 South	Local
Broadway Hotel	222 West 300 South	National
First Church of Christ Scientist	352 East 300 South	National & Local
Ford Motor Company Service Building	414 West 300 South	National
Greenwald Furniture Company Bldg.	35 West 300 South	National
Ivanhoe Apartments	417 East 300 South	National
Judge Building	8 East 300 South	National
McDonald Chocolate Company Bldg.	155 West 300 South	National
Park Hotel (Rio Grande Hotel)	422 West 300 South	National
Peery Hotel	110 West 300 South	National
Peter Pan Apartments	445 East 300 South	National
Sampson Apartments	276 East 300 South	National
300 West		
5th Ward Meetinghouse	740 South 300 West	National & Local
Hawk Cabin (William)	458 North 300 West	National & Local
Old Pioneer Fort Site (Pioneer Park)	350 S 300 West	National & Local
Wasatch Springs Plunge	840 North 300 West	National & Local
400 East		
Benworth - Chapman Apartments and Chapman Cottages	227 South 400 East	National
Bigelow Apartments	225 South 400 East	National
B'nai Israel Temple	249 South 400 East	National & Local
Davis Deaconess House	347 South 400 East	National
Jensen Granary (James)	626 South 400 East	Local
Malin House (Millard F.)	233 South 400 East	National
Oquirrh School	350 South 400 East	National

PROPERTY NAME	ADDRESS	REGISTER
400 North		
29th Ward Assembly Hall	1102 West 400 North	National & Local
Nutting House (Rev. John)	160 West 400 North	Local
Whipple, Nelson Wheeler, House	564 West 400 North	National & Local
400 South		
W.P. Fuller Paint Company Office & Warehouse	404 West 400 South	National
400 West		
Morrison--Merrill Lumber Company Office and Warehouse	205 North 400 West	National
Salt Lake Hardware, Warehouse	155 North 400 West	National
500 East		
Harris Apartments	836 South 500 East	National
Peck House (Thorid)	466 South 500 East	Local
Rumel House (Eliza Gray)	358 South 500 East	National
Woodruff House (Asahel Hart)	1636 South 500 East	National
Woodruff Villa (Wilford)	1622 South 500 East	National & Local
Woodruff, Wilford, Farmhouse	1604 South 500 East	National & Local
500 North		
19th Ward Meeting House and Relief Society Hall	168 West 500 North	National & Local
Keyser--Cullen House	941 East 500 South	National & Local
McRae, Joseph & Marie House	452 East 500 South	National
500 South		
Trolley Square	602 East 500 South	Local
500 West		
Western Macaroni Manufacturing Company Factory	244 S 500 West	National
ZCMI General Warehouse	230 South 500 West	National
600 East		
Bettles House (Alfred J.)	53 South 600 East	Local
Boxrud House (Anton H.)	57 South 600 East	Local
Cornell Apartments	101 South 600 East	National
Kimball House (Edwin P.)	124 South 600 East	Local
Rudine House (August & Annie)	780 South 600 East	Local
Whiteley House (Rose Hartwell)	132 South 600 East	Local

PROPERTY NAME	ADDRESS	REGISTER
600 South		
Trinity A.M.E. Church	239 East 600 South	National
700 South		
Silver Brothers Iron Works Office & Warehouse	550 West 700 South	National
800 East		
10th Ward Square	420 South 800 East	National & Local
Seventh Day Adventist Meetinghouse & School	1840 South 800 East	National
800 South		
Mexican Branch LDS Meetinghouse	232 West 800 South	National
900 East		
Anselmo, Fortunato, House	164 South 900 East	National & Local
Best-Cannon House	1146 South 900 East	National & Local
Booth--Parsons House	1884 S 900 East	National
Mickelson House (A.P.)	511 South 900 East	Local
Salt Lake Country Club & Golf Course (Forest Dale Golf Course)	2375 South 900 East	National & Local
900 South		
Chase, Isaac, Mill (at Liberty Park)	600 East 900 South	National & Local
Liberty Park	600 East 900 South	National & Local
Lefler--Woodman Building	859 East 900 South	National & Local
900 West		
Chapman Branch Library	577 South 900 West	National & Local
Lee, Harold B. and Fern	1208 S 900 West	National
1000 East		
Mitchell House (Alexander)	1620 South 1000 East	National
Ramsey House (Lewis A.)	128 South 1000 East	National
Salt Lake Brewery	501 South 1000 East	Local
1100 East		
Crown Cleaning & Dyeing Co. Building	1989 South 1100 East	National
Utah State Liquor Agency #22	1983 South 1100 East	National

PROPERTY NAME	ADDRESS	REGISTER
1200 East		
Baldwin House (Charles)	229 South 1200 East	National
Orem House (Frank M.)	274 South 1200 East	National
Sugar House LDS Ward Building	1950 South 1200 East	National
1300 East		
Fire Station No. 8	258 South 1300 East	National & Local
Sarah Daft Home for the Aged	737 South 1300 East	National
Ulmer House (Frank M.)	1458 South 1300 East	National
Westminster College President's House	1733 South 1300 East	National
1300 South		
Price, Lorenzo and Emma, House and Barn	1205 East 1300 South	National
1400 East		
Hansen House (Nephi & Laura)	1797 South 1400 East	National
1700 South		
Cummings, Byron, House	936 East 1700 South	National & Local
Luce House (Henry)	921 East 1700 South	National
Mabry-Van Pelt House	946 East 1700 South	National
Arbuckle, George, House	747 East 1700 South	National & Local
2100 South		
Irving Junior High School	1179 East 2100 South	National & Local
Richardson-Bower Building	1019 East 2100 South	National
Sugar House Monument	1100 East 2100 South	National
2600 East		
Emigration Canyon (This is the Place)	800 South 2600 East	National (National Historic Landmark)
1st Avenue		
Danish Evangelical Lutheran Church	387 E 1st Ave	Local
Darling House (Elmer E.)	1007 E 1st Ave	Local
Rowland Hall-St. Mark's School	205 E 1st Ave	National & Local
Young, Brigham, Cemetery (Mormon Pioneer Memorial Monument)	140 E 1st Ave	Local

PROPERTY NAME	ADDRESS	REGISTER
2nd Avenue		
Clayton House (Nephi B.)	140 E 2nd Ave	Local
Ellis House (Adrian C.)	607 E 2nd Ave	Local
Hall House (Nels G.)	1340 E 2nd Ave	National
3rd Avenue		
Taylor-Pendelton House	1203 E 3rd Ave	Local
4th Avenue		
Cobbleknoll	207 Et 4th Ave	Local
7th Avenue		
McIntyre, William H., House & Carriage	259 E 7th Ave	National & Local
11th Avenue		
Keyser, Malcolm and Elizabeth, House	381 E 11th Ave	National & Local
Nelson-Beesley House	533 E 11th Ave	National
12th Avenue		
Veterans Administration Hospital	401 E 12th Ave	National
Alameda Ave		
Donelson-Pyper House	436 E Alameda Ave	Local
Almond Street		
Rawlings House (Edwin)	318 N Almond Str	Local
Ashton Avenue		
Cannon, George M., House	720 E Ashton Ave	National & Local
B Street		
Armstrong House (Wm. Francis) (Ellerbeck)	140 N B Street	Local
Barton House	157 N B Street	Local
Beer, William F., Estate	181 N B Street	National & Local
Evans House (John A.)	174 N B Street	Local
Blaine Avenue		
Third Presbyterian Church Parsonage	1068 E Blaine Avenue	National
Bryan Avenue		
Fairbanks, J. Leo, House	1228 East Bryan Ave	National & Local
C Street		
Culmer, William, House	33 North C Street	National & Local

PROPERTY NAME	ADDRESS	REGISTER
Canyon Road		
Ottinger Hall (located in City Creek)	233 N Canyon Road	National & Local
Snow-Lieff-Stieffel House	271 N Canyon Road	Local
Browning-Aures House	328 N Center Street	Local
Jonasson House (Swen J.)	390 N Center Street	Local
Circle Way		
Rosenbaum, Edward and Harriet, House	1428 E Circle Way	National
D Street		
Savage House (Charles R.)	80 N D Street	Local
Douglas Street		
McCallister House (James G.)	306 S Douglas Street	National
East Capitol Str		
Brooks-Geoghgan House	105 N East Capitol Str	Local
Dickson-Gardner-Wolf House	273 N East Capitol Str	Local
Exchange Place		
Salt Lake Stock and Mining Exchange Building	39 E Exchange Place	National & Local
Federal Way		
Clark, Isaac C. and Dorothy S., House	1430 E Federal Way	National
Floral Street		
Cramer House	241 S Floral Street	National
G Street		
Murdoch House (David Lennox)	73 N G Street	Local
Tripp House (Alonzo E.)	328 N G Street	Local
Garfield Ave		
Whitaker, John M., House	975 E Garfield Ave	National & Local
Gordon Place		
Kimball Grave Site (Heber C.)	45 E Gordon Place	Local
Gray Avenue		
Jenkinson House (Charles H.)	31 E Gray Avenue	Local
Haxton Place		
Haxton Place	12 S Haxton Pl	Local
Haxton Place	16 S Haxton Pl	Local
Haxton Place	19 S Haxton Pl	Local

PROPERTY NAME	ADDRESS	REGISTER
Haxton Place	22 S Haxton Pl	Local
Haxton Place	3 S Haxton Pl	Local
Haxton Place	31 S Haxton Pl	Local
Haxton Place	32 S Haxton Pl	Local
Haxton Place	34 S Haxton Pl	Local
Haxton Place	35 S Haxton Pl	Local
Highland Drive		
Sprague Branch Library	2131 S Highland Dr	National
Sugar House US Post Office	2155 S Highland Dr	National & Local
Hollywood Ave		
Mountain States Telephone and Telegraph Co. Garage	1075 E Hollywood Ave	National
Hubbard Ave		
Bennion, Howard and Marian, House	2136 E Hubbard Ave	National
I Street		
Parrish, Lowell and Emily	701 N I Street	National
Spry House (William)	128 N I Street	Local
Lancaster Drive		
Nelson, Harlan and Marie, House	2785 E Lancaster Dr	National
Logan Avenue		
Dininny House (Harper J.)	925 E Logan Avenue	National
Judd House (John W.)	918 E Logan Avenue	National
Pearsall House (Clifford R.)	950 E Logan Avenue	National
Weeks House (Charles H.)	935 E Logan Avenue	National
Yardley House (Thomas)	955 E Logan Avenue	National
Main Street		
Lollin Block	238 S Main St	National & Local
Clift Building	272 S Main Street (10 W 300 South)	National
Continental Bank Building	200 S Main Street	National
Daft Block	128 S Main Street	National & Local
Eagle Emporium	102 S Main Street	Local
First National Bank (Wells Fargo & Bamberger Bldg.)	163 S Main Street	National & Local
First Security Bank Building	405 S Main Street	National
Herald Building	165 S Main Street	National

PROPERTY NAME	ADDRESS	REGISTER
Karrick Block	236 S Main Street	National & Local
Kearns Building	136 S Main Street	National
Keith O'Brien Building	242 S Main Street	National
McCune, Alfred W., Mansion	200 N Main Street	National & Local
McIntyre Building	68--72 S Main St	National & Local
Old Clock at Zion's First National Bank	102 S Main Street	National & Local
Tracy Loan & Trust Company Building	151 S Main Street	National
Tribune Building	143 S Main Street	National
Walker Bank Building	175 S Main Street	National & Local
Z.C.M.I. Cast Iron Front	15 S Main Street	National & Local
Mario Capecchi Dr		
Fort Douglas Officers Circle	295 S Mario Capecchi Drive	National & Local (National Historic Landmark)
Market Street		
Independent Order of Odd Fellows Hall	26 W Market Street	National & Local
Mead Avenue		
Baysinger House (Madison)	126 W Mead Avenue	Local
Ninth South Circle		
Furgis, George & Ellen, House	2474 E Ninth South Circle	National
North Temple		
Utah State Fairgrounds	1000 W North Temple	National
Pacific Avenue		
Salt Lake Engineering Works--Bogue Supply Company Building	730 W Pacific Ave	National
Pierpont Avenue		
General Engineering Company Building	159 W Pierpont Avenue	National & Local
Oregon Shortline Railroad Co. Bldg.	126 W Pierpont Avenue	National
Post Office Place		
New York Hotel	42 W Post Office Place	National & Local
President's Circle		
University of Utah Circle	201 S President's Circle	National
Pugsley Avenue		
Widdison House (Robert R.)	464 N Pugsley Avenue	Local

PROPERTY NAME	ADDRESS	REGISTER
Quince Street		
Bowman House (Robert)	434 N Quince Street	Local
Carlson House (August W.)	378 N Quince Street	Local
Christenson House (Neils C.)	375 N Quince Street	Local
Morris House (Richard Vaughn)	314 N Quince Street	National
Morrow-Taylor House	390 N Quince Street	Local
Platts, John, House	364 N Quince Street	National & Local
Quayle House (Thomas)	355 N Quince Street	Local
Regent Street		
Felt Electric Building	165 S Regent Street	National
Rio Grande Street		
Denver and Rio Grande Railroad Station	300 South Rio Grande Str	National & Local
South Temple Str		
Alta Club	100 E South Temple	Local
Armstrong, W.W., House	1177 E South Temple	Local
Beehive House (Brigham Young)	67 E South Temple	National & Local
Cathedral of the Madeleine	331 E South Temple	National & Local
Devereaux House	334 W South Temple	National & Local
Downey House & Carriage House	808 E South Temple	Local
Evans House (Morris R.)	701 E South Temple	Local
Fife House (William E.)	667 E South Temple	Local
First Presbyterian Church	371 E South Temple	Local
Franklin House (Pedar)	1116 E South Temple	Local
Gentsch-Thompson House	576 E South Temple	Local
Glendenning House (James)	617 E South Temple	Local
Godbe House (Anthony H.)	943 E South Temple	Local
Grant-Walker House	1205 E South Temple	Local
Hatfield-Lynch House	1167 E South Temple	Local
Haxton Place	940 E South Temple	Local
Haxton Place	926 E South Temple	Local
Holy Cross Hospital Chapel	1050 E South Temple	Local
Hotel Utah	15 E South Temple	National & Local
Kahn, Emanuel, House	678 E South Temple	National & Local

PROPERTY NAME	ADDRESS	REGISTER
Kearns, Thomas, Mansion and Carriage House	603 E South Temple	National & Local
Keith, David, Mansion and Carriage House	529 E South Temple	National & Local
Ladies Literary Club Clubhouse	850 E South Temple	National & Local
Lyne, Walter C., House	1135 E South Temple	National & Local
Salt Lake Union Pacific Railroad Station	400 W South Temple	National & Local
Scheid House (Karl A.)	1127 E South Temple	Local
Sherman-Jackling House	731 E South Temple	Local
Steiner American Building	505 E South Temple	National
Stiehl House (George F.) House	966 E South Temple	Local
Temple Square	50 W South Temple	National (National Historic Landmark)
Terry House (Louis L.)	1229 E South Temple	Local
Town Club	1081 E South Temple	Local
Walker House (Matthew H.)	610 E South Temple	Local
Wall House (Enos A.)	411 E South Temple	Local
Western General Agency Building	780 E South Temple	National
Young, Brigham, Complex Lion House	63-67 E South Temple	National (National Historic Landmark)
St. Mary's Way		
Price, Jonh & Margaret, House	2691 E St. Mary's Way	National
State Street		
Belvedere Apartments	29 S State Street	National
Capitol Building	450 State Street	National
Orpheum Theatre (Promised Valley)	132 S State Street	Local
Salt Lake City and County Building	451 S State Street	National & Local
Salt Lake City Public Library (Hansen Planetarium)	15 S State Street	National & Local
Woodruff-Riter-Stewart House	225 N State Street	National & Local
Virginia Street		
Centennial Home	307 N Virginia Street	National
Landenberger House (John C & Mary)	58 N Virginia Street	National

PROPERTY NAME	ADDRESS	REGISTER
Wall Street		
Mullett House (Charles James)	680 N Wall Street	Local
West Temple		
Eagles / Equitable Building	404 S West Temple	National & Local
Gibbs-Thomas House	137 N West Temple	National & Local
Groesbeck House (Nicholas)	222 N West Temple	Local
Westminster Ave		
Lewis House (David & Juanita)	1403 E Westminster Ave	National
Cohn House (Henry A. & Tile S.)	1369 E Westminster Ave	National
Curtis, Genevieve & Alexander, House	1119 E Westminster Avenue	National
Yale Avenue		
Smith House (George Albert)	1302 E Yale Avenue	National