
2 The Preservation Program in Salt Lake City – Defining and Managing Historic Buildings and Districts

Historic Preservation Plan - Draft

The Historic Preservation Plan for Salt Lake City, developed over several years by consultants and the City, establishes city-wide policies, goals, objectives and action priorities for the Historic Preservation Program. This is the first such comprehensive review and evaluation of the program in Salt Lake City, and will provide common direction for future city policy. The Plan is currently (early 2012) in Draft form.

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National & Local Register Designations

Like most communities, Salt Lake City has two categories of historic district and landmark sites. It is important to understand and distinguish the city's designation of historic districts through its local ordinance process, from historic designation to the National Register of Historic Places.

National Register of Historic Places

The National Register of Historic Places is a list of sites and properties of historic significance. Properties on the Register may have national significance, but they may also be listed if they have significance at a state or local level. The National Park Service administers the Register. Nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior. Listing in the National Register is a recognition and status that is honorary and does not involve city review of proposed exterior alterations. National Register designation brings recognition, research knowledge and, in appropriate cases for buildings defined as 'contributing,' Federal and State tax incentives.



A sequence of gables and porches create a visual rhythm along the street frontage.

Properties listed on the National Register may be eligible for federal and/or state income tax credit incentives. Additionally, federal actions that may affect these properties must be reviewed for their potential impact. Alterations are not reviewed if the property owner is not seeking income tax incentives or if no federal actions are involved. In such cases, there are no regulations governing compatible alterations, infill or demolition.

Local Historic Districts

The local designation process is established through the city's zoning ordinance. Criteria for designation are set forth in the City code and designated properties are subject to regulations outlined in the ordinance, including demolition, and design review standards for new construction and exterior alterations to existing buildings. These guidelines inform the design review process for exterior alterations, additions and new construction for local historic districts and City designated landmark buildings, providing detail, clarification and options for the design review standards in the ordinance. They also provide information resource and guidance in planning a project affecting these areas, sites and buildings.

Certified Local Government (CLG) Status

Salt Lake City has agreed to support the principles of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings in a contract with the State Historic Preservation Officer. [See Appendix A and below] In that contract, the city received status as a "Certified Local Government," under the National Historic Preservation Act. This act provides that a local government, when it meets certain guidelines for operation of a preservation program, may become so certified and therefore become eligible for technical and financial assistance to administer its preservation activities.



The low, horizontal lines of bungalow design and its landscaped setting are mutually complementary.

Policies & Ordinance Standards

Underlying the Design Guidelines

The forthcoming Historic Preservation Plan will provide comprehensive policy and an implementation action plan for the preservation program in the city, in the light of nationally accepted preservation standards, and an evaluation of the current and potential historic and cultural resources of the city. The residential, multifamily, commercial and sign design guidelines form a key part of the array of tools available to the City in the role of caring for these assets.

The design guidelines are founded on the goals for preservation as stated in the Salt Lake City Zoning Ordinance Title 21A of the Salt Lake City Code, Chapter 34.020 "Purpose Statement." These preservation goals provide direction to projects affecting landmark sites or within a historic district.

The guidelines are intended to be used in a number of ways. Property owners and architects should use the guidelines when beginning a project. City staff will use the guidelines when advising property owners and in administrative reviews. The Historic Landmark Commission (HLC) will use the guidelines in review when considering the issuance of a Certificate of Appropriateness.

National Park Service. **Technical Preservation Services**
www.nps.gov/tps/

Interpreting the Standards Bulletins
www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm

Secretary of the Interior's Standards
www.nps.gov/tps/standards/four-treatments.htm
www.nps.gov/tps/standards/rehabilitation.htm
www.nps.gov/tps/standards/applying-rehabilitation.htm

Secretary of the Interior's Guidelines
www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm
www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf

State Historic Preservation Office, Utah. **Certified Local Government**
<http://heritage.utah.gov/history/clgs>

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The guidelines are based on the criteria and design standards set forth in Chapter 34.020 of Title 21A, of the Salt Lake Code, the city zoning ordinance, which provides for the creation and management of historic preservation overlay districts and landmarks.

The design guidelines, and the ordinance design standards, incorporate principles set out in the Secretary of the Interior's Standards for Treatment of Historic Properties, a nationally accepted set of basic preservation design principles, standards and guidelines. It is the intent of this document to be compatible with the Secretary of the Interior's Standards, and to clarify, amplify and interpret those essential preservation principles, whether at the project planning and design stage, or in the subsequent design review and approval process.

Compliance with the ordinance standards is enforced through the city's permitting and inspection processes, including the building permit review system. Property owners should recognize that most projects require a building permit, which is issued by the city's building official, in addition to the Certificate of Appropriateness that is issued by the HLC, or Planning Division staff on its behalf.



Variation in building forms, massing and materials illustrate some of the city's characteristic architectural exuberance and vitality.

National Park Service. Technical Preservation Services.

Incentives

www.nps.gov/history/hps/tps/tax/incentives/index.htm

State Historic Preservation Office, Utah **Financial Assistance**

<http://heritage.utah.gov/history/tax-credits>

Utah Heritage Foundation. **Financial Assistance**

www.utahheritagefoundation.com/preservation-resources/financial-resources

Additional Incentives for Preservation

While the economic benefits from historic district status are notable, special incentives also exist to help offset any added costs associated with appropriate rehabilitation. Income tax credits are offered at the state and federal levels for rehabilitation which meets certain standards. There are also tax incentives associated with a facade easement on a historic property. In some cases, the city can provide special zoning incentives and can help to expedite development review associated with preservation projects. There are other city housing programs which provide some financial assistance with rehabilitation projects. Additionally, the Utah Heritage Foundation has a low interest loan program for the rehabilitation of historic properties that meet their eligibility criteria.

Preservation Design Standards & Guidelines

The design standards in the City Ordinance provide the regulatory foundation for the review of proposals affecting the historic sites and districts in the city. [21A.34.020, See Appendix A] They are brief and provide little detail as to their application in the context of the variety of circumstances that occur when designing a particular project, for a particular house, in a particular district. The design guidelines are non-binding and provide the detailed guidance and advice on ways to meet the ordinance standards. They are necessarily flexible, enabling them to relate to conditions which will arise with the unique nature of each project and property. There may be a clear answer to a design issue, or more often there may be more than one answer which safeguards the integrity of the building and/or district. The design guidelines help to define the most appropriate direction/s and answer/s.

