



**BLUFFDALE HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
July 11, 2019**

Notice is hereby given that the Bluffdale City Historic Preservation Commission will hold a public meeting **Thursday July 11, 2019 at 6:30 PM** at the Bluffdale City Hall located at **2222 West 14400 South**. Notice is further given that access to this meeting by members of the Historic Preservation Commission may be by electronic means via telephonic conference call. The agenda for this meeting is listed below. Please note that the meeting start time is approximate and subject to change.

HISTORIC PRESERVATION COMMISSION BUSINESS MEETING 6:30 PM

1. Invocation* and Pledge of Allegiance*.
2. Approval of May 16, 2019 Meeting Minutes.

Business Items

1. Report on 2019 Utah Preservation Conference by Commissioner Ross Jones.
2. CONSIDERATION AND RECOMMENDATION on proposed amendments to Chapter 2-2: "Historic Preservation Commission."
3. Discussion related to establishing a historic homes tour.
4. Discussion related to recording and preserving local stories and oral histories.
5. Historic Preservation Commission Business (planning session for upcoming items, follow up, etc.).
6. Adjournment.

Dated: July 3, 2019

Caitlyn Miller, AICP
Senior Planner, City of Bluffdale

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)-254-2200. TTY 7-1-1.

*Contact Caitlyn Miller at (801)-254-2200*422 if you desire to give the Invocation or Pledge of Allegiance.

Minutes

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY HISTORIC PRESERVATION
COMMISSION MEETING MINUTES
Thursday, May 16, 2019**

1 **Present:** Mark Hales, Chair
2 Robin Thraen, Vice Chair
3 Andrea Hales, Secretary
4 Ross Jones
5 Kory Luker (arrived at 7:07 p.m.)
6 Mel Spencer
7 Sheila Spencer
8

9 **Absent:** Arlene Parry
10 John Roberts
11 Rhonda Pilcher
12

13 **Staff:** Caitlyn Miller, Senior Planner
14

15 **HISTORIC PRESERVATION COMMISSION BUSINESS MEETING**
16

17 The meeting was scheduled to begin at 6:30 p.m. However, a quorum was not present until 7:03
18 p.m. Accordingly, Chair Hales called the meeting to order at 7:03 p.m.
19

20 **1. Invocation and Pledge of Allegiance.**
21

22 Andrea Hales offered the Invocation. Mark Hales led the Pledge of Allegiance.
23

24 **2. Approval of the April 11, 2019, Meeting Minutes.**
25

26 Andrea Hales moved to approve the minutes of the April 11, 2019, meeting, as corrected.
27 Sheila Spencer seconded the motion. Vote on motion: Andrea Hales-Aye; Ross Jones-Aye;
28 Kory Luker-Aye; Mel Spencer-Aye; Sheila Spencer-Aye; Robin Thraen-Aye; Mark Hales-
29 Aye. The motion passed unanimously.
30

31 **Discussion Items**
32

33 **3. Discussion of Commissioners' Status Updates on Historic Sites (Follow-up from the**
34 **April 11, 2019, Meeting).**
35

36 Ms. Miller stated that Commissioner Roberts was unable to be in attendance. However,
37 Commissioner Roberts (who is also the Bluffdale Fire Chief), Commissioner Jones, and Ms.
38 Miller inspected the mechanical building that is part of the Bamberger Railway Station at 16351
39 South Camp Williams Road. It was noted that it will be part of the Bringhurst Station

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1 Development. She showed photos of the building to the Commission Members. It was noted
2 that the building is in serious disrepair. Mel Spencer explained that it had been an electrical
3 booster station. Ms. Miller showed the location of the building on a map displayed.

4
5 Miscellaneous discussion took place regarding the area surrounding the building. It was clarified
6 that the building was not a railroad station for travelers; instead, it was just an electrical booster
7 station. Sheila Spencer noted that in the early days of the railroad, there were no stations;
8 instead, travelers would catch the train by waving a flag during the day or a flashlight during the
9 night. Ms. Miller stated that she would email some of the pictures to the Commissioners.
10 Anyone who would like to look at the property could ask Chief Roberts to facilitate a tour. In

11
12 In response to Commissioner Thraen’s question regarding the possibility of the City acquiring
13 artifacts before the building is demolished, Ms. Miller stated that the property owners plan to
14 build some monuments throughout the development using brick from the building. It may be
15 possible to have some of the bricks or other building materials donated to the City.
16 Commissioner Hales reported that she asked the developer in a chance meeting about the
17 possibility of the City obtaining some artifacts. He said that he thought it would be possible.
18 Commissioner Jones remarked there are unique old toilets on the train that could possibly be
19 found.

20
21 In response to Chair Hales’ question regarding the Bringhurst Station Development, Ms. Miller
22 explained that there will be a mix of office and retail space near Camp Williams Road, and a mix
23 of single-family homes and townhomes farther east. There will also be parks and trails.
24 Ms. Miller noted that Commissioner Luker is also a member of the Planning Commission and is
25 familiar with the project. Commissioner Luker noted that the development is a collaborative
26 effort of several different landowners. It was noted that the project is just over 102 total acres.

27
28 Mel Spencer brought up the garage/shed located at 14424 South 2200 West. The garage was
29 built during his lifetime, but there is also an old barn that was originally part of the Denver and

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1 Rio Grande Railroad crossing at 12600 South in Draper. The barn was subsequently moved to
2 its current location on 2200 West. It is a well-built structure and is still in fairly good condition.

3
4 Commissioner Thraen next provided an update on the building at 14402 South 1690 West. She
5 noted that it has had siding placed on it, but the front is still the same as it was when it was a
6 store. She would like to get into the building to see what is inside. It was noted that the building
7 has been used for a variety of purposes over the years since it was a grocery store. At this point,
8 she believed it did not qualify as a historic structure.

9
10 Sheila Spencer stated that there was an old dormitory across the street from the former grocery
11 store. It served as a dormitory when there were local schools in Bluffdale. A family lived in the
12 house but rented an apartment to school teachers. The old school building is still standing.
13 Commissioner Thraen said that a tour of the buildings would be worthwhile.

14
15 There was discussion about an old house on the Carlson property. There is also an adobe
16 building. Mel Spencer noted that there was an old railroad access that is now part of a trail.
17 Commissioner Thraen remarked that it would be wonderful if some of the old dugouts could be
18 found.

19
20 Commissioner Luker was not prepared to provide his updates. He would do so at the next
21 meeting.

22
23 **4. Discussion of Artifacts Case/Cabinet Options.**

24
25 Ms. Miller displayed pictures of three different cabinets that could be purchased within the \$500
26 budget set at the last meeting. Potential locations for the cabinet were still being considered.
27 Ms. Miller asked the Commission Members to make a decision on the size of the cabinet they
28 would like. The location could then be determined. The 52-inch pipe that was discussed at the
29 previous meeting would fit into any of the three cabinets presented. One of the cabinets contains
30 glass wrapped around all sides and would display the contents from multiple angles. Chair Hales

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1 emphasized that the cabinet needs to be of such a size that it could be placed in a prominent
2 location in City Hall.

3
4 There was discussion regarding the possibility of the acquisition of another display case at some
5 point in the future, so they would need to match, if at all possible. In response to a question as to
6 why a short case would have more placement options, Ms. Miller explained that there will be
7 things on the walls, in addition to the windows on the ground floor. The City Council would
8 allot the Commission \$500 per year for the next five years. Chair Hales asked if a wall cabinet
9 could be installed in lieu of a floor-standing cabinet. Ms. Miller stated that whatever is used, it
10 would have to allow for some security of the contents, so shelves alone would not be adequate.
11 Ms. Miller confirmed that the cabinets she presented have locks.

12
13 **Ms. Miller asked the Commissioners to vote for their preference. Six Commissioners voted**
14 **in favor of the top cabinet, which costs \$504. One Commissioner voted in favor of the**
15 **middle cabinet, which costs \$388.50. Chair Hales was amenable to the full-length cabinet,**
16 **which costs \$414.75, if it would fit in the space allotted in City Hall. The consensus of the**
17 **Commission was to support Chair Hales’ suggestions. Ms. Miller confirmed that the**
18 **Commissioners wanted to fill whatever space is available, meaning they would want the tall**
19 **cabinet if there is space for it. Chair Hales said the Commissioners want the best cabinet**
20 **for the space they have.**

21
22 **5. Discussion of Historic Preservation Commission Ordinance.**

23
24 Commissioner Hales stated that she sent her edits to Ms. Miller, who confirmed having received
25 them.

26
27 Commissioner Thraen referenced Section 2-2-4:C.2(a) and asked why the provision for delaying
28 demolition had been removed so that an inspection could take place to see if there was anything
29 worth keeping. Ms. Miller indicated that it could be left in; however, she explained that typically
30 when demolition permits are granted, the applicants have to obtain a certificate from the State for
31 air quality and a certificate from the County. Once those approvals are in place, the building

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1 official directs staff to issue the Demolition Permit per the Building Code. She could discuss this
2 issue with staff to determine whether it could be left in.

3
4 Commissioner Thraen suggested that at least a notification be given to the Historic Preservation
5 Commission to give them time to check the property to be demolished. In response to
6 Commissioner Hales’ question regarding the length of time involved in obtaining a Demolition
7 Permit, Ms. Miller stated that the last one took a little over one week from the point of inquiry to
8 pulling the permit. It would depend in part on the workload at the State and County level.
9 Commissioner Thraen requested that the proviso be left in to apprise the Commission of what is
10 happening.

11
12 Commissioner Jones concurred that the paragraph should be left in. Discussion ensued on
13 whether there would be a legal right to prevent people from starting work as soon as the
14 Demolition Permit is issued. Chair Hales stated that the City Attorney would need to be
15 consulted. Commissioner Thraen remarked that at least a notification to the Commission would
16 be nice. Chair Hales reminded the Commissioners that they would not have a legal right to enter
17 the property and take pictures without the property owners’ permission, especially if the project
18 was being delayed.

19
20 In response to Commissioner Jones’ question regarding who had deleted the paragraph,
21 Ms. Miller said she had done it because of the process described previously. She indicated that
22 there is nothing in the City’s adopted Building Code that would prevent the City from issuing the
23 Demolition Permit.

24
25 In response to Commissioner Jones’ question as to whether people would be upset if the
26 paragraph was left in, Ms. Miller said that it would come down to how it is ultimately carried
27 out. If a builder was delayed from beginning a project, there may be a lot of backlash and a
28 potential lawsuit.

29
30 Mel Spencer saw no reason why a person buying a piece of property, with plans to demolish a
31 house, could not notify the Commission in a timely manner. Ms. Miller noted that it would be

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1 dependent upon whether the property owner was amenable to having a Commission Member go
2 to the property and take pictures before the permit is issued.

3
4 Commissioner Luker suggested the possibility of having the City notify the property owner who
5 is applying for a Demolition Permit that the property meets the criteria of being historic;
6 therefore, the Historic Preservation Commission would like to have the opportunity to look at it
7 before it is demolished. The property owner could notify the Commission to make arrangements
8 for member(s) from the Commission to look at the property. Ms. Miller opined that
9 Commissioner Luker had made a great suggestion.

10
11 Commissioner Thraen next sought clarification on Section 2-2-5:D(1), wherein the provision for
12 giving special consideration for the granting of a zoning variance was stricken. Ms. Miller
13 explained that the term “zoning” was actually meant to focus on the variance process, which is a
14 quasi-judicial process and is tightly regulated by State Law. She added that the City Council has
15 the legislative authority to rezone any part of the City as they deem necessary.

16
17 Commissioner Thraen next inquired about the following paragraph, which addresses the
18 rehabilitation of old property, for which compliance of many of the modern Code requirements
19 would be nearly impossible to achieve, and still keep the historical nature of the old home. Chair
20 Hales said that the paragraph was deleted because of the safety issues involved. He opined that
21 keeping the two paragraphs in place could lead to major abuse of power for the sole reason that
22 the house is old and historical. If the first paragraph is left in place, people with old homes
23 would have the power to subdivide their property just because they have an old home.
24 Ms. Miller reported that she discussed this section with a Building Official. He mentioned that
25 there are concessions that are written into the adopted Building Code that allow for some
26 flexibility with older homes. She offered to find those provisions and send them to her fellow
27 Commission Members.

28
29 Commissioner Jones said that one example of exceptions made for older homes is the steepness
30 of stairways. Chair Hales suggested the idea of including language that specifies that the

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1 Historic Preservation Commission Ordinance would incorporate the granting of any variances
2 within the Building Code. Ms. Miller agreed to incorporate the revisions discussed. Chair Hales
3 stated that the ordinance will be an action item at the next meeting.

4
5 **6. Historic Preservation Commission Business (Planning Session for Upcoming Items,**
6 **Follow-up, etc.).**
7

8 The next meeting was scheduled for Thursday, June 13. Commissioner Jones suggested that the
9 Commission Members take a tour on some of the homes identified. The tour would be separate
10 from a regular meeting and could be noticed for other interested individuals. Chair Hales
11 suggested that the newsletter includes an invitation for people to share stories to be preserved as
12 part of the City’s historical record. It was acknowledged that those stories are important for
13 future generations.

14
15 Ms. Miller reported that the annual Utah Preservation Conference is scheduled for Friday,
16 May 31, 2019. It is an all-day conference (9:00 a.m. to 4:00 p.m.) and will be held at the
17 Officers’ Club at Fort Douglas, which is near the University of Utah. She noted that any
18 interested Commission Members can attend for free. She then gave instructions on how to
19 register for the conference.

20
21 **7. Adjournment.**
22

23 The Historic Preservation Commission Meeting adjourned at 8:00 p.m.
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28 _____
29 Caitlyn Miller, AICP
30 Senior Planner

31 Approved: _____

Item 2

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Chapter 2

HISTORIC PRESERVATION COMMISSION

2-2-1: PURPOSE:

2-2-2: COMMISSION ESTABLISHED; MEMBERSHIP:

2-2-3: COMMISSION DUTIES:

2-2-4: HISTORIC SITES LIST:

2-2-5: HISTORIC LANDMARK REGISTER:

2-2-6: STANDARDS FOR REHABILITATION:

2-2-1: PURPOSE:

The City recognizes that the historical heritage of the community is among its most valued and important assets. It is therefore the intent of the City to identify, preserve, protect and enhance historic areas and sites lying within the city limits.

2-2-2: COMMISSION ESTABLISHED; MEMBERSHIP:

A Historic Preservation Commission is hereby established by the City with the following provisions:

- A. Membership and Membership Terms: The Commission shall consist of a minimum of five (5) members with a demonstrated interest, competence, or knowledge in historic preservation, appointed by the Mayor with the advice and consent of the City Council for terms of two (2) years. The Mayor may remove any member of the Historic Preservation Commission at any time and for any reason with the advice and consent of the City Council.
- B. Qualifications: To the extent available in the community, at least one (1) Commission member should be a professional, as defined by national park service regulations, from the disciplines of history, archaeology, planning, architecture, or architectural history.
- C. Meetings: The Commission shall meet as needed and conduct business in accordance with the open public meeting laws of the State of Utah. This includes public notification of meeting place, time, and agenda items.
- D. Minutes: Written minutes of each commission meeting shall be prepared and made available for public inspection.

2-2-3: COMMISSION DUTIES:

The Historic Preservation Commission shall have the following duties:

- A. Advise the City Council and other interested parties in the community on matters related to historic

- 36 preservation and community history.
- 37 B. Coordinate with other city entities and community organizations related to the community's
38 history and cultural affairs.
- 39 C. Conduct, or cause to be conducted, surveys of local historic properties in compliance with
40 standards set by the Utah State Historic Preservation Office.
- 41 D. Maintain an inventory of surveyed historic properties in a publicly accessible location.
- 42 E. Promote and conduct educational and interpretive programs related to the community's history
43 and historic properties.
- 44 F. Review and approve or deny nominations for designation to the City's historic sites list.
- 45 G. Review and comment to the City Council on all nominations of properties to the City's historic
46 landmark register.
- 47 H. Review and comment to the Utah State Historic Preservation Office regarding all National Register
48 nominations of properties within the municipal boundary.
- 49 I. Apply for and administer grants and other financial aid for historic preservation and community
50 history-related projects in the City.

51 **2-2-4: HISTORIC SITES LIST:**

52

53 The Historic Preservation Commission may designate historic properties to the historic sites list as a
54 means of providing recognition to and encouraging the preservation of historic properties in the
55 community.

56

57 A. Criteria for Designating: Any district, building, structure, object or site may be designated to the
58 historic sites list if it meets all the criteria outlined below.

59 1. Location: It is located within the official boundaries of the City.

60 2. Age: It is at least fifty (50) years old.

61 3. Historic Integrity: The site retains its historic integrity.

62 a. For the purposes of this chapter the term "historic integrity" shall be interpreted as no
63 major alterations or additions that have obscured or destroyed the significant historic
64 features of the building or site. Major alterations that would destroy the historic integrity
65 include: changes in pitch of the main roof; enlargement or enclosure of windows on the
66 principal facades; addition of upper stories or the removal of original upper stories; covering
67 the exterior walls with non-historic materials; moving the resource from its original location to

68 one that is dissimilar to the original form and appearance of the house when viewed from the
69 public way.

70 b. If the property does not meet the integrity requirements outlined in subsection A.3.a of this
71 section, it may still qualify for designation if it meets at least one of the following
72 requirements for exceptional significance.

73 (1) It is directly associated with events of historic significance in the community;

74 (2) It is closely associated with the lives of persons who were of historic importance to
75 the community;

76 (3) It exhibits significant methods of construction or materials that were used within
77 the historic period.

78 4. Documentation: It has been documented according to the Utah State Historic Preservation
79 Office standards for intensive level surveys .

80 B. Designation Procedures: Any person, group, or governmental agency may nominate a property for
81 listing in the City Historic Sites List. The nomination and listing procedures are as follows:

82 1. Completed intensive level survey documentation in accordance with the requirements of the
83 Utah State Historic Preservation Office for each nominated property must be submitted to the
84 Historic Preservation Commission.

85 2. The Commission will review and consider nominations at its next meeting. The Commission will
86 provide a courtesy notice to the nominating party ten (10) calendar days prior to the meeting that
87 the nomination will be considered.

88 3. The Historic Preservation Commission will review the documentation for completeness, accuracy
89 and compliance with the criteria for designating historic properties to the City Historic Sites List
90 and will make its decision accordingly.C. Results Of Designation:

91 1. Owners of officially designated historic sites may obtain a historic site certificate from the Historic
92 Preservation Commission. The certificate contains the historic name of the property, the date of
93 designation, and signatures of the Mayor and the Historic Preservation Commission chairperson.

94 2. If a historic site is to be demolished or extensively altered, efforts will be made to document its
95 physical appearance before that action takes place. Documentation should include exterior
96 photographs (both black and white and color) of all elevations of the historic building. When possible,
97 both exterior and interior measurements of the building should be made in order to provide an
98 accurate floor plan drawing of the building.

99

100 D. Removal Of Properties from List: Properties which are determined by the Commission to no longer

101 meet the criteria for eligibility may be removed from the Historic Sites List after review and
102 consideration by the Commission. The Commission will provide a courtesy notice to the owner of
103 the property of the meeting date and time at which the property's removal from the historic sites
104 list will be considered no later than ten (10) calendar days prior to the scheduled meeting.
105 Findings for removal shall be made on the record. The property owner(s) may have their property
106 removed from the City's Historic Sites List by submitting a written request to the Historic
107 Preservation Commission. Nothing in this chapter shall be construed to prevent an owner from
108 removing their property from the Historic Sites List as the owner(s) in their sole discretion shall
109 deem appropriate.

110 **2-2-5: HISTORIC LANDMARK REGISTER:**

111
112 Significant historic properties may be designated to the Historic Landmark Register for the purposes
113 of recognizing their significance and providing incentives and guidelines for their preservation.
114

115 A. Criteria for Designating: Any district, building, structure, object or site may be designated to the
116 Historic Landmark Register if it meets all the criteria outlined below:

- 117 1. It is located within the official boundaries of the city.
- 118 2. It is currently listed on the National Register of Historic Places, or it has been determined
119 eligible for listing by the Commission under the provisions of 36 CFR 60.6(s). Properties listed on or
120 determined eligible for the National Register must, in addition to retaining their integrity, meet at
121 least one of the following criteria:
- 122 a. Be associated with events that have made a significant contribution to the broad patterns
123 of our history;
- 124 b. Be associated with the lives of persons significant in our past;
- 125 c. Embody the distinctive characteristics of a type, period or method of construction, or that
126 represent the work of a master, or that possess high artistic values, or that represent a
127 significant and distinguishable entity whose components may lack individual distinction;
- 128 d. Have yielded, or be likely to yield, information important in prehistory or history
129 (archeological sites, for example).
- 130 3. The owner(s) of the property approves of the action to designate their property to the Historic
131 Landmark Register and has submitted to the Commission a written statement to that effect.

132 B. Designation Procedures:

- 133 1. Official designation proceedings must begin with the submittal of an application for designation
134 by the property owner to the Commission chairperson. This application shall include completed
135 intensive level survey documentation in accordance with the requirements of the Utah State

136 Historic Preservation Office. The documentation must identify the property by its address and
137 historic name, give the date the property was listed in the national register or officially
138 determined eligible, and include a statement verifying that the property owner is indeed the
139 owner of legal record of the property proposed for designation. This official request may be
140 preceded by informal contacts with the property owner by Commission members, private citizens,
141 local officials or others regarding designation of the property.

142 2. The Commission will review and consider nominations at its next meeting. The Commission will
143 provide a courtesy notice to the nominating party ten (10) calendar days prior to the meeting that
144 the nomination will be considered. The Commission will forward a recommendation to the City
145 Council for final designation on the City Historic Landmark Register.

146 a The recommendation by the Commission shall be based on the eligibility of the property in
147 terms of meeting the criteria for designating properties to the City Historic Landmark Register.
148 The Commission shall forward its recommendation in writing to the City Council.

149 3. Upon receiving a recommendation from the Commission, the City Council may, by approval and
150 passage of an appropriate resolution, designate properties to the City Historic Landmark Register.
151 Following designation, a notice of such shall be mailed to the owner(s) of record, together with a
152 copy of this chapter.

153 C. Notification and Recording of Designation: When historic properties have been officially designated
154 to the City Historic Landmark Register by the City Council, the Commission shall promptly notify
155 the owner(s) of the designated properties. The City shall record the historic landmark register
156 status designation with the county recorder's office.

157 D. Results of Designation:

158 1. Owners of a historic landmark may seek assistance from the Historic Preservation Commission in
159 applying for grants or tax credits for rehabilitating their properties.

160 2. Proposed repairs, alterations or additions to buildings listed on the Historic Landmark Register are
161 subject to the review and comment of the Historic Preservation Commission. The purpose of this
162 review is to encourage the preservation of historic materials and features to the greatest degree
163 possible.

164 a. Applications for permits pertaining to historic landmark properties shall be submitted to the Historic
165 Preservation Commission for its review prior to submittal to the building department. b. A The
166 Commission shall hold a meeting to review the proposed repairs, alterations or additions within thirty
167 (30) calendar days of receiving the proposal. The Commission shall review the application and
168 proposed work for compliance with the secretary of the interior's standard for rehabilitation,
169 hereafter referred to as the "standards". Copies of the Commission's comments shall be sent to the
170 building official and the property owner.

171 E. Removal by Property Owner(s) The property owner(s) may have their property removed from the
172 City's Historic Landmark Register by submitting a written request with reasoning for the removal

173 to the City Council. Following such removal by passage of a resolution, a notice of removal from
174 the City Historic Landmark Register will be recorded at the Salt Lake County Recorder's Office.
175 Further, the City shall not accept any liability whatsoever for an owner's decision to remove
176 property from the Historic Landmark Register.

177 F. Removal by City: Properties which no longer meet the criteria for eligibility may be removed from
178 the Historic Landmark Register by the City Council after receiving a recommendation by the
179 Commission. The property owner shall be advised of the meeting(s) by mail no later than ten (10)
180 calendar days prior to the meeting(s) during which the removal will be considered. Following such
181 removal by passage of a resolution, a notice of removal from the City Historic Landmark Register
182 will be recorded at the Salt Lake County Recorder's Office. The owner will be notified of the
183 decision of the City Council and will have thirty (30) calendar days to appeal the decision of the
184 City Council to the District Court. Nothing in this chapter shall be construed to prevent an owner
185 from removing their property from the Historic Landmark Register as the owner(s) in their sole
186 discretion shall deem appropriate.

187 **2-2-6: STANDARDS FOR REHABILITATION:**

188
189 The following "standards for rehabilitation" shall be used by the Historic Preservation Commission
190 and City Council when determining the historic appropriateness of any application pertaining to
191 historic landmark properties:
192

193 A. A property shall be used for its historic purpose or be placed in a new use that requires minimal
194 change to the defining characteristics of the building and its site and environment.

195 B. The historic integrity, as defined in section 2-2-4(A)(3) of this chapter, of a property shall be retained
196 and preserved. The removal of historic materials or alteration of features and spaces that
197 characterize a property shall be avoided.

198 C. Each property shall be recognized as a physical record of its time, place and use. Changes that
199 create a false sense of historical development, such as adding conjectural features or architectural
200 elements from other buildings, shall not be undertaken.

201 D. Most properties change over time; those changes that have acquired historic significance in their
202 own right shall be retained and preserved.

203 E. Distinctive features, finishes and construction techniques, or examples of craftsmanship that
204 characterize a property, shall be preserved.

205 F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of
206 deterioration requires replacement of a distinctive feature, the new feature shall match the old in
207 design, color, texture and other visual qualities and, where possible materials. Replacement of
208 missing features shall be substantiated by documentary, physical or pictorial evidence.

209 G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials
210 shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the
211 gentlest means possible.

212 H. Archeological resources affected by a project shall be protected and preserved. If such resources
213 must be disturbed, mitigation measures shall be undertaken. If at any time an archaeological
214 resource is discovered on an active project site, work must cease until the Utah Division of State
215 History has been notified and has provided further instruction.

216 I. New additions, exterior alterations or related new construction shall not destroy historic materials
217 that characterize the property. New additions to historic buildings should be subordinate to the
218 original building, that is, lower in height, attached to the rear or set back along the side, and
219 subordinate in scale and architectural detailing. Window and door openings should be similar in
220 size and orientation (vertical or horizontal) to openings on historic buildings and take up about
221 the same percentage of the overall façade as the original building.

222 J. New additions and adjacent or related new construction shall be undertaken in such a manner that,
223 if removed in the future, the essential form and integrity of the historic property and its
224 environment would not be impaired.

225

Item 3

Item 4

Historic Preservation Commission Business