

Proposed: Yalecrest-Princeton Heights Local Historic District

“As our City grows, finding the right places to preserve the character is as important as finding the right places for growth to occur.”

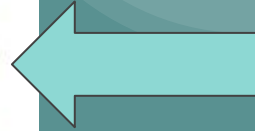
Plan Salt Lake

Slideshow organization:

- 1. An overview of our process, as a group of citizens, seeking a Local Historic District designation for our street.**
- 2. An overview of our understanding of our right to seek this designation—based on City documents.**

Community Preservation Plan 2012

Historic Preservation: Preserve those areas that uniquely tell the history of the development of Salt Lake City, the region, state or nation and on the basis of promoting the public interest, allow for regulation of exterior alterations in an effort to preserve the historic sites and structures for current and future generations



East Bench Master Plan Initiative N-1.1



INITIATIVE N-1.1

Preserve and Enhance Neighborhood Identity

The well-defined neighborhoods of the East Bench should preserve the character of the neighborhoods, defined by the streets, park strips, the types of homes and the character of each individual property establishes the identity and make them desirable places to live. The City should work with residents, property owners and business owners to consider which tools are the most appropriate to accomplish this. Tools may include establishing National

Local Historic Districts, Character Conservation Districts or changes to the base zoning districts. When considering changes to neighborhoods, the use, building scale, and character features of the street, blocks, and individual properties should be considered. Very few changes should occur in terms of these neighborhood features. Changes that are not consistent or compatible with the existing neighborhoods should be rejected. In addition, the City and neighborhoods should

explore ways to recognize the individual neighborhoods, such as distinctive signage.



These homes are located in a Local Historic District, which includes compatibility standards that help maintain neighborhood character.

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
Historic Preservation



Salt Lake City Historic Preservation

Planning Division | (801) 535-7700 | historicpreservation@slcgov.com

SLC.gov Historic Preservation Local Historic Districts

More Info 

Historic Districts & Buildings

Local Historic Districts

National Historic Districts

Landmark Sites

Local Historic Districts

Local Historic Districts

Local Historic Districts are designated by the City to protect and maintain the historic character of neighborhoods. Exterior changes and proposed demolitions are subject to local design review. The purpose of design review is to ensure that changes to historic properties are compatible with the site's historic architecture, and to retain the most significant, or "character-defining" elements of a property. Design review, as well as demolition review, provide neighborhood stability in historic districts, since current and prospective property owners know that the distinctive architectural features of a particular neighborhood are protected over time.

Salt Lake City has fourteen Local Historic Districts. All of Salt Lake City's historic districts are listed in the National Register, but not all National Register districts are locally designated.

[Download // Local Historic Districts Map.](#)



- ▼ What does it mean to live in a local Historic District?
- ▼ What are the different local Historic Districts?
- ▲ What is a historic resource and why it's important to Salt Lake City?

Historic resources are buildings, structures, or objects that are determined to be significant to the history, architecture, archeology, engineering, or the culture of Salt Lake City, Utah or of the United States. Once a historic resource is identified, it may be nominated and designated as a local or national historic resource.

Historic resources are important because they are tangible evidence of Salt Lake City's past, helping us to know where we have come from and who we are today. When historic resources are lost or allowed to deteriorate, a part of our history disappears.

Historic preservation provides opportunities for residents and visitors to experience and learn about the importance of our past, as well as to live and work in surroundings that provide a sense of place anchored by collections of older buildings, residential neighborhoods, commercial areas and landscapes. This sense of place drives community pride, encourages neighborhood and commercial reinvestment, and results in a sustainable community with cultural vitality.

Affordable Housing Incentives

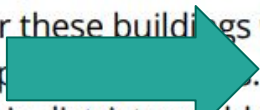
Currently being studied by the City Council.





HISTORIC PRESERVATION CONSIDERATIONS

Planning staff understands that there are concerns regarding the potential demolition of historic resources. The process for construction and demolition, including review by the Historic Landmark Commission, would not change for properties that are in local historic districts or are local landmark sites. It would be difficult for a contributing, locally designated building to be demolished for construction using the affordable housing incentives. Additions and any new structures on the property would require historic review. Demolition of a non-contributing structure and new construction would need to meet historic preservation standards and guidelines.



The city's regulations do not apply to districts or individual properties that are listed on the National Register of Historic Places, but are not locally designated. The existing demolition process for these buildings would not change. Whether to redevelop a property would be up to individual property owners. Additionally, some properties that are not currently designated as local historic districts could be designated. Any new local historic district would need to meet the requirements in the city's Historic Preservation Overlay District.

Text Amendment Related to the H Historic Preservation Overlay



21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:

Publisher's Note: This Section has been **AMENDED** by new legislation (Ord. [45 of 2023](#), passed 8-8-2023). The text of the amendment will be incorporated below when the ordinance is codified.

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H Historic Preservation Overlay District is to:

1. Provide the means to protect and preserve areas of the City and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in Historic Districts that is compatible with the character of existing development of Historic Districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the City related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the City's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.



HISTORIC RESOURCE SURVEY: A systematic resource for identifying and evaluating the quantity and quality of historic resources for land use planning purposes following the guidelines and forms of the Utah State Historic Preservation Office.

1. Reconnaissance level surveys (RLS) are the most basic approach for systematically documenting and evaluating historic buildings in Utah communities and involves only a visual evaluation of properties.

2. Intensive level surveys (ILS) include in depth research involving research on the property and its owners, documentation of the property's physical appearance and completion of the Utah State Historic Office's historic site form.

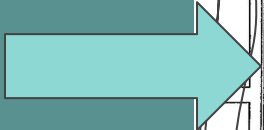
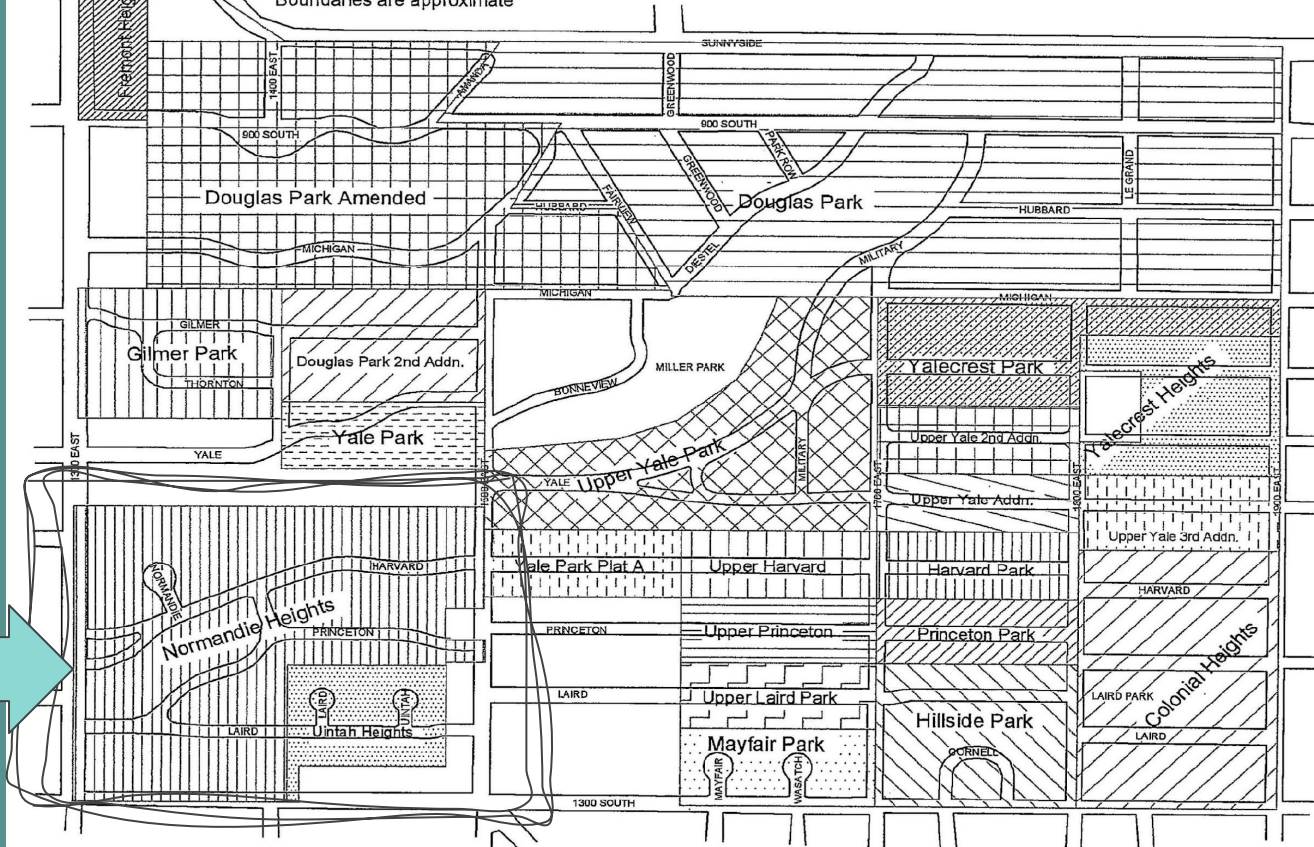
LANDMARK SITE: Any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C15 of this section. Such sites are of exceptional importance to the City, State, region or Nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

LOCAL HISTORIC DISTRICT: A geographically or thematically definable area within the H Historic Preservation Overlay District designated by the City Council pursuant to the provisions of this section, which contains buildings, structures, sites, objects, landscape features, archaeological sites and works of art, or a combination thereof, that contributes to the historic preservation goals of Salt Lake City.

NEW CONSTRUCTION: The building of a new principal building within the H Historic Preservation Overlay District or on a landmark site.

NONCONTRIBUTING STRUCTURE: A structure within the H Historic Preservation Overlay District that does not meet the criteria listed in subsection C15 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty (50) years old.

Fremont Heights



Plan Salt Lake





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GUIDING PRINCIPLES

1/ Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

2/ Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

3/ Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.

4/ A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

5/ Air that is healthy and clean.

6/ Minimize our impact on the natural environment.

7/ Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.

8/ A beautiful city that is people focused.

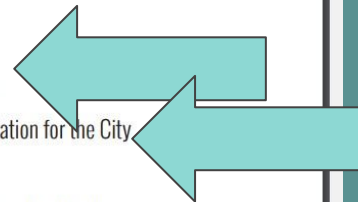
9/ Maintaining places that provide a foundation for the City to affirm our past.

10/ Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.

11/ Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

12/ A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive.

13/ A local government that is collaborative, responsive, and transparent.



8/ BEAUTIFUL CITY

GUIDING PRINCIPLE/A beautiful city that is people focused.

2040 TARGETS:

1. PEDESTRIAN ORIENTED DESIGN STANDARDS INCORPORATED INTO ALL ZONING DISTRICTS THAT ALLOW RESIDENTIAL USES
2. ACTIVE AND VIBRANT PARKS AND PLAZAS

Salt Lake City is a beautiful city with a distinct urban form characterized by our built environment and our pristine natural surroundings and topographical features. Our large blocks add to our urban form along with our proximity to the East and the wetlands, Great Salt Lake, and Oquirrh Mountains to the West.

Open space and the natural environment are defining features of Salt Lake City. Our beautiful City parks and open spaces, paired with the dramatic views of and proximity to the Wasatch and Oquirrh mountains, make Salt Lake City a beautiful place to live and visit. These aesthetic and recreational qualities attract new residents, visitors, employers, and investment to our City.

As a City, we believe the built environment should match the grandeur of our natural setting. We believe in urban design and development that enhances our quality of life and reflects our commitment to high quality materials, building standards and people-focused development. We recognize the critical role that the built environment plays in shaping our sense of place, public realm, and overall quality of life.

Our wide public rights-of-way provide us with a unique opportunity to incorporate more than just roadways. Within this public space, we can incorporate pedestrian elements and green infrastructure that enhances our streetscapes and quality of life.

We value public artwork that enhances the public realm. We support and promote incorporating art into public buildings, infrastructure, and public spaces. From sidewalks to bridges, we are committed to seeking out and supporting opportunities to incorporate art into all City infrastructure projects.

Salt Lake City residents and visitors recognize our green network, including our urban forest, parks, and street trees, as one of our greatest assets. Our green network plays an important role in shaping our streetscapes and urban form. It enhances the liveability of the City, improving air and water quality while providing shade, buffering noises, and enhancing walkability and streetscapes citywide. We recognize that this green network contributes to a healthy and beautiful city and we will continue to make its maintenance and expansion a priority.

Our built environment, including buildings and infrastructure, should be people-focused. Our 2040 Target to incorporate Pedestrian Oriented Design Standards into the City's residential and commercial zones, will help us achieve our Vision of a beautiful, people-oriented city.

INITIATIVES

1. Reinforce downtown as the visually dominant center of the City through the use of design

standards and guidelines.

2. Identify and establish standards for key gateways into the City.
3. Identify, preserve, and enhance view corridors and vistas, including views of natural lands around and within the City.
4. Use art to create and reinforce a sense of place, including embedded art in infrastructure of all sizes.
5. Support and encourage architecture, development, and infrastructure that:
 - Is people-focused;
 - Responds to its surrounding context and enhances the public realm;
 - Reflects our diverse cultural, ethnic, and religious heritage; and
 - Is sustainable, using high quality materials and building standards.
6. Promote and expand the City's street lighting program throughout the City.
7. Reinforce and preserve neighborhood and district character and a strong sense of place.
8. Promote increased connectivity through mid-block connections.
9. Protect, maintain, and expand the City's urban forest, including the provision of adequate space and infrastructure for street trees to thrive.
10. Develop landscapes that reflect our geographic region.
11. Create opportunities to connect with nature in urban areas.
12. Reinforce the development of a connected green network of urban open spaces and forest that accommodates active transportation and provides contact with nature.

9/ PRESERVATION


GUIDING PRINCIPLE/Maintaining places that provide a foundation for the City to affirm our past.

2040 TARGETS:

1. INCREASE NUMBER OF PROTECTED STRUCTURES AND SITES

Salt Lake City's Historic Preservation Program aims to preserve the best examples of the City's historic architecture, buildings, landmarks, and landscapes. Our historic preservation tools and resources protect assets that are uniquely historic and best represent the story of the City's past.

As a City, we value neighborhood character and the defining elements that make up our neighborhoods and City. The historic development patterns, including building composition and landscaping, details, and elements all play important roles in defining the character of our places.

Our City contains a number of officially designated historic landmarks sites, local and national historic districts, and other unofficially recognized sites and spaces that are unique to us. From City parks and aces to the historic homes and buildings found throughout our community, Salt Lake City is rich with places that reflect our unique past. We take great pride in our history and in our places. While we believe it is important to preserve our past by identifying and protecting unique places that best tell our story, we also recognize that places evolve and change over time. Change and new development should respect the character defining elements of our City and

neighborhoods.

We recognize that preservation is an important component of community character and sense of place. In addition to more traditional historic preservation tools aimed at preservation of individual structures and sites, Salt Lake City offers tools geared towards stabilizing and preserving neighborhood and community character and identity. As our City grows, finding the right places to preserve the character is as important as finding the right places for growth to occur.



We understand and respect that change is part of history and that places evolve. As a City, we will continue to balance preservation and character conservation with growth and redevelopment, prioritizing preservation while allowing flexibility and change where appropriate.

INITIATIVES

1. Preserve and enhance neighborhood and district character.
2. Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
3. Retain areas and structures of historic and architectural value.
4. Integrate preservation into City regulation, policy, and decision making.
5. Balance preservation with flexibility for change and growth.
6. Improve education and outreach about the value of historic preservation.

PLAN SALT LAKE MATRIX

GUIDING PRINCIPLE	METRIC	BASELINE	2040 TARGET
7/ PARKS & RECREATION			
Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.	METRIC 1/ Acres of park space METRIC 2/ Acres of natural lands METRIC 3/ Miles of trails	1/ 680 acres of park space 2/ 1185 acres of natural lands 3/ 36 miles of trails	1/ Increase park space 2/ Parks or open space within walking distance of every household 3/ Increase miles of trails
8/ BEAUTIFUL CITY			
A beautiful city that is people focused.	METRIC 1/ % of zoning districts with pedestrian orientation design standards METRIC 2/ # of event permits	1/ 27% of all districts (2014) 2/ 498 Event permits issued (FY13/14)	1/ Pedestrian Oriented Design Standards incorporated into all zoning district (w/ res. uses)* 2/ Active and vibrant parks and plazas
9/ PRESERVATION			
Maintaining places that provide a foundation for the City to affirm our past.	METRIC 1/ # of historic districts and character conservation districts METRIC 2/ # of Historic Landmark Sites	1/ 7 local historic districts, 0 character conservation districts (2013) 2/ 281 Historic Landmark sites (2013)	1/ Increase number of protected structures and sites
10/ ARTS & CULTURE			
Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long standing commitment to a strong creative culture.	METRIC 1/ Local Arts Index, participation (county wide level data) METRIC 2/ % of City Infrastructure projects with art/artist on staff	1/ 225.3 participation score 2/ N/A (no data available - new initiative)	1/ Increase overall participation in arts and cultural activities 2/ Embedded art in all city infrastructure projects
11/ EQUITY			
Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.	METRIC 1/ Location Affordability (% of income spend on housing & transportation combined) METRIC 2/ Opportunity Index Score	1/ 41% 2/ 4.9/10 citywide (2.5/10 Westside, 6.3 /10 Eastside w/1-15 as divide) (2013)	1/ Decrease combined cost of housing and transportation 2/ Improve our opportunity index score in all areas of the City
12/ ECONOMY			
A balanced economy that produced quality jobs and fosters an environment for commerce, local business, and industry to thrive.	METRIC 1/ Median household income METRIC 2/ Total valuations (FY13/14) METRIC 3/ Total sales tax revenue (FY13/14)	1/ \$44,501 (2010) 2/ \$936,930,676 (FY13/14) 3/ \$ 48,834,004 (FY13/14)	1/ Increase household income
13/ GOVERNMENT			
A local government that is collaborative, responsive, and transparent.	METRIC 1/ % of registered voters who participated in the Official 2011 General Election Canvass	1/ 23%	1/ Increase public participation