

# Chapter 13A-18 – HISTORIC RESOURCES OVERLAY ZONE

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# Chapter 13A-18 – HISTORIC RESOURCES OVERLAY ZONE

## 13A-18-01 Purpose

The purpose of this Section is to provide regulations for those areas, districts, sites, and buildings in the City which have been designated as having significant character, interest or value as part of the development, heritage, or cultural characteristics of the City, the State of Utah, or the Nation.

## 13A-18-02 Duties of Community Development Department and Historic Preservation Committee

- A. **Community Development Department.** The Community Development Department is hereby charged with the administration and enforcement of the provisions of this Chapter of the ordinance.
- B. **Taylorsville Historic Preservation Committee.** The Taylorsville Historic Preservation Committee, hereinafter Historic Committee, has been established to recommend to the City and aid property owners in maintaining and enhancing the worthwhile historical resources of the City. The duties of the Historic Preservation Committee are as follows:
1. To make recommendations to the City Council concerning the designation of historic areas, districts, landmark sites, and buildings of historic significance.
  2. To make recommendations to the City Council on matters pertaining to historic resources.
  3. To make recommendations to the City Council concerning guidelines for rehabilitation and new construction pertaining to historic resources and areas.
  4. To aid property owners in maintaining and enhancing their properties in a manner consistent with adopted or otherwise established guidelines.

## 13A-18-03 Designation of Historic Areas, Districts, Landmark Sites, and Buildings of Historic Significance

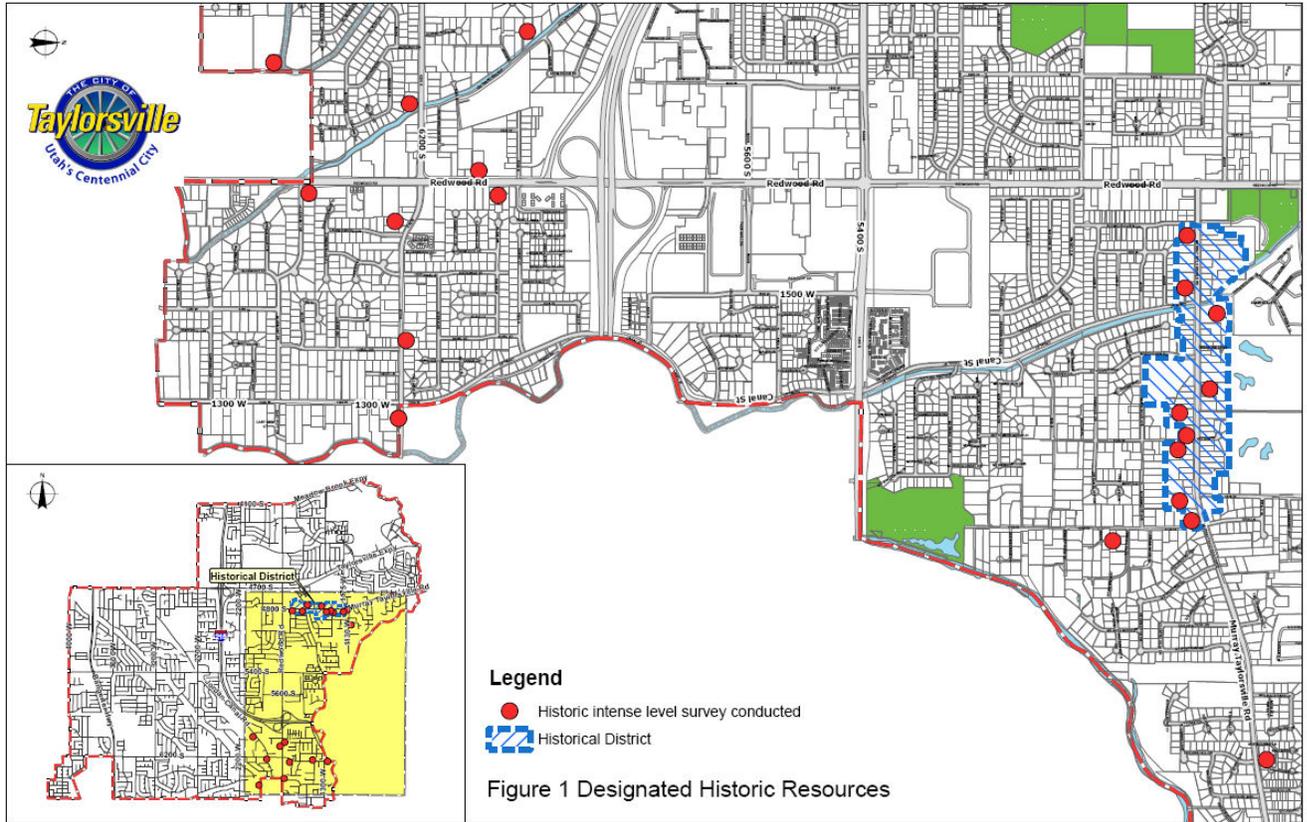
- A. **Qualifications for Designation.** An area, neighborhood, or district may be designated as a historic district. Any site, natural feature, structure, or building may be designated as a landmark site or building of historic significance if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, the State of Utah, or the Nation; and if it falls into one or more of the following categories:
1. **Historical Significance**
    - a. It is the location of, or is associated in a significant way with a historic event which had a significant effect upon the community, City, State, or Nation.
    - b. It is associated in a significant way with the life of a person important in the history of the community, City, State, or Nation.

- c. It is associated in a significant way with an important aspect of the cultural, political, or economic heritage of the community, City, State, or Nation.
2. **Architectural Significance**
    - a. It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction.
    - b. It is an outstanding work of a designer or builder.
    - c. It contains elements of extraordinary or unusual architectural or structural design, detail, use of materials, or craftsmanship.
    - d. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
  3. **Historic Area Significance.** Because of its prominent location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of the City and contributed to the distinctive quality of identity of the City.

#### B. Procedure for Designation

1. Any person, group, or association may nominate a prospective area, district, site, or building for formal designation and inclusion in the Taylorsville Historic Registry. Nominations shall be filed with the Community Development Department.
2. The Historic Committee shall review all nominations and make recommendations to the City Council.
3. Prior to an action by the City Council, a public meeting shall be held and notice of the public meeting shall be given as requested by this Development Code.
4. Following a determination of formal designation by the City Council, notice of the determination shall be mailed to the owners of property affected by the designation, together with a copy of this Chapter and any pertinent development guidelines. Such designation shall also be entered in the Taylorsville Historic Registry.

- C. **Historic Taylorsville Registry.** Contains a list of all districts, sites, and buildings in the City area which have been designated as having significant character, interest, or value as part of the development, heritage, or cultural characteristics of the community, City, State, or Nation. ~~This information is on file with the Community Development Department~~ (see Chapter 18 - Figure 1: Historic Taylorsville Registry).



**Chapter 18 - Figure 1 – ~~Designated Historic Resources~~ Historic Taylorsville Registry**

**13A-18-04 Designated Historic Resources**

A. **Historic Districts.** Historic districts are generally smaller and more distinctive than historic areas. Historic districts will likely contain several landmark sites and buildings of historic significance. Historic Districts generally:

- (1) Preserve buildings and related structures of historic and architectural significance.
- (2) Allow improvements to existing structures or new construction to be conducted without conflict and without eroding the scale and historic character of the neighborhood.
- (3) Preserve and enhance entry ways into the Historic Neighborhood(s) through design and streetscape standards, where appropriate.

**Historic Districts:** Those areas within the City which have been designated as historic districts are shown in the map: illustrated in Chapter 18 – Figure 2.



Chapter 18 - Figure 2 – Designated 4800 South Historic District

B. **Landmark Sites and Buildings.** Landmark sites and buildings of historic significance are distinctive individual sites. Designated sites and buildings are as listed in the Taylorsville Historic Registry on file with the Community Development Department.

**13A-18-05 Historic Development Guidelines**

A. **Establishment of Guidelines.** Guidelines for exterior design criteria shall be adopted by the Planning Commission upon the recommendation of the Historic Committee to aid applicants in formulating plans for development or redevelopment relating to designated historic resources.

B. **Application of Guidelines.** The guidelines shall apply to all modifications within any historic area, historic district, or landmark site of a building of historic significance for any of the following:

1. Any rehabilitation, restoration, or reconstruction of, or addition to, the exterior of any improvement.
2. A demolition or relocation of any improvement which is all or part of a building.
3. New construction.
4. Any sign placed on any building.

5. Construction of any new fence, wall, or major landscaping element.
  6. Any alteration of an existing fence, wall, or major landscaping element.
- C. **Compliance with Guidelines.** Compliance with the adopted guidelines by any property owner shall be voluntary except in the case where a Contract of Compliance has been agreed to by the property owner of a building or site within a designated historic district, of a landmark site, or of a building of historic significance.

### **13A-18-06 Demolition of Designated Historic Resources**

- A. **Permit Processing Requirements.** When any application is made for a demolition permit for a building within a historic area or district, or a building of historical significance, the Director may delay approval of the demolition for a period of up to 30 days in order to:
1. Make a historical record, both written (history, floor plans, and elevations) and photographic, of the structure and site.
  2. Review the condition of the building to determine the impact of the demolition to the neighborhood and the technical feasibility of preservation of the structure.
  3. Allow the Historic Committee to consider and make recommendations regarding the application.
  4. Make the owner aware of economic incentives available to rehabilitate historic resources.
  5. Encourage the property owner not to demolish the building until an attempt can be made to locate either suitable tenants to make the building economically viable again or to find a purchaser who is willing to acquire and rehabilitate the structure.
- B. **Permit Delays.** Upon findings of fact by the Historic Preservation Committee or other groups identified by the Director, that preservation of the building is warranted and in the best interest of the City, the permit may be delayed for an additional 30 day period in order to find funding or other means to compensate the applicant for purchase of the building for its preservation.
- C. **City Council Action.** If the additional 30 day period identified in B above is not found to be adequate, a ~~third~~ final 30 day delay may be instituted by the City Council.