

HOLLADAY CITY COUNCIL

COUNCIL STAFF REPORT

MEETING DATE: February 5th 2026

SUBJECT: Ordinance Amendment – 13.86.020; Historic Sites, “Casper Cottage” 2394 E Murray Holladay Rd

SUBMITTED BY: Jonathan Teerlink, CED Director

ACTION:

Legislative. Ordinance amendments are to be reviewed and considered during a public hearing prior to a motion of final decision/action as per procedures set for the [Holladay Ord. §13.07.050](#).

SUMMARY:

Recent amendments to the Historic Designation process have provided a path forward for owners to add their property to Holladay’s list of Historic sites. The proposed amendment, brought by the applicant and property owner Ron Hilton, would amend Title 13.86.020 of the City of Holladay, Land Use and Development Regulations by adding 2394 East Murray Holladay Road, proposed as “The Casper Cottage”, to Holladay’s Historic Designation list.

PROPOSED ORDINANCE, CONSIDERATIONS:

The purpose of the code amendment is proposed to implement the General Plan’s vision to recognize properties in the city with historical significance. Chapter 13.86 is enacted to allow property owners a path to propose preservation of sites, structures, landmarks or buildings with special historical, architectural or aesthetic value. Such aspects are established by the General Plan as being unique and irreplaceable assets.

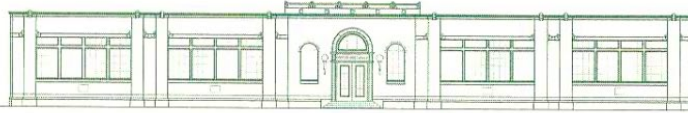
The address proposed to be added is not currently listed on a Register of Historic Places but is being presented by the applicant as a property featuring preserved historical features which are similar to other historic, Holladay properties in the late 1890s. In addition, the applicant has provided a history of the original owner and family, Duncan S Casper (The Casper Cottage).

Once a site is designated by the City Council, the property remains on the designation list. If desired the property owner may apply to the planning commission for additional, site specific approvals such as special land uses or associated site, structure modifications.

SUMMARY OF CHANGES:

The following is a summary of the proposed changes to Title 13:

- Sec. 13.86.020 *Historic Sites Designated*, provides a register of historic sites, as currently designated.
- The register is proposed to be amended to include, 2394 E Murray Holladay as residence of the Duncan S Casper and family from 1898 until 1916



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SUMMARY OF HISTORIC SIGNIFICANCE

Built in 1898, the single-story home is found by staff as being an example of a cross-wing type cottage which was prevalent in late 1800s to early 1900s. Its front door, off the side of the main structure, features a covered porch, and a façade which presents subtle Victorian Eclectic features (brick “eyebrow” over front window). The property is uniquely situated near Spring Creek, where much of Holladay’s initial settlements originated. The property was later improved to add square footage to the home while leaving the original structure largely intact.

The applicant has provided some background of the Casper family and highlighted Duncan Spears Casper as a core pioneer presence to the area through the ownership of property within historic Holladay and establishing himself as an individual who, “...was *part of the original LDS migration to Utah, and Holladay in Particular.*” – - Hulton narrative

GENERAL PLAN COMPLIANCE:

Historical location and preservation goals are found Chapter 2; Land Use, Urban Design and Neighborhood Preservation (Page 12). The Historic Preservations section of this chapter highlights the applicant’s property as a site that, “...*have been identified as being of historic importance within the City, regardless of whether or not they are in the Cottonwood Historic Area.*”

RECOMMENDATION:

City Council shall hold the required public hearing and review the applicant’s presentation. It is the recommendation of the Community and Economic Development Director to approve the proposal, based upon the following findings;

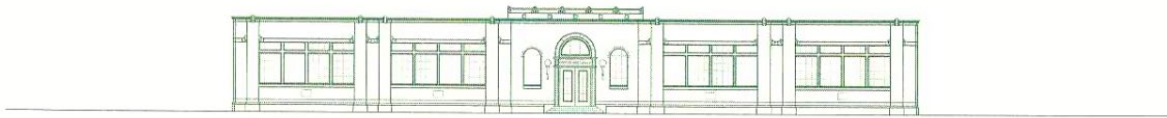
CED, Director findings:

1. The property owner has initiated the application, (§13.07.050C) and
2. The property is older than the 50-year minimum requirement, and
3. The property complies with §13.07.050.F(1)(3) as a property with “Historic integrity” and §13.07.050.F(4)(b) as a property with significance as, “closely associated with the lives of persons who were of historic importance to the community.”

STANDARDS for CONSIDERATION, FOR or AGAINST:

13.07.050 HISTORIC DESIGNATION:

- F. Criteria: Any district, building, structure, object or site listed by the National Register of Historic Places may be designated to the city's historic site register. Alternatively, any district building, object or site may be designated if the council finds it meets all the criteria outlined below:
 1. It is located within the city.
 2. It is at least fifty (50) years old.



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3. Historic integrity:

a. It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the structure when viewed from the public way.

ATTACHMENTS:

Applicant Narrative

Property documentation

General Plan

FISCAL IMPACT:

None

SUGGESTED MOTION:

Move to work meeting.