

Old Meeting House Marker


Marker Location
Highland Dr
HIGHLAND DRIVE
4150 S
WINDER LANE
LOT 14
LOT 15
LOT 17
HIGHLAND DRIVE PARK SUBDIVISION BOOK M PAGE 89
PERIMETER FENCING
INTERIOR SIDE SETBACK
EASEMENT AREA
4-PLEX
7-PLEX
8-PLEX
5-PLEX
24 UNITS
DEDICATED AMENITY SPACE
DOG PARK (625 SQ. FT.)
USABLE OPEN SPACE AREA 1 (4,643 SQ. FT.)
USABLE OPEN SPACE AREA 2 (8,256 SQ. FT.)
SEISMIC FAULT AREA
20'-0" FAULT SETBACK
20'-0" REAR YARD SETBACK
25'-0" FRONT SETBACK
20'-0" CORNER SIDE SETBACK
40'-0" HIGHLAND DRIVE DEDICATION
30'-0"
28'-0"
24'-0"
18 STALLS
3 STALLS
35' MAX HEIGHT LIMIT - 100' FROM RESIDENTIAL ZONE
Δ=2°14'31"
R=5692.67'
L=222.75'
CB=S 12°14'46" E
C=222.74'
N 82°56'00" E 205.57'
N 89°38'00" W 185.94'
N 37°10'00" W 84.95'
S 11°07'30" E 95.61'
S 40°00'0

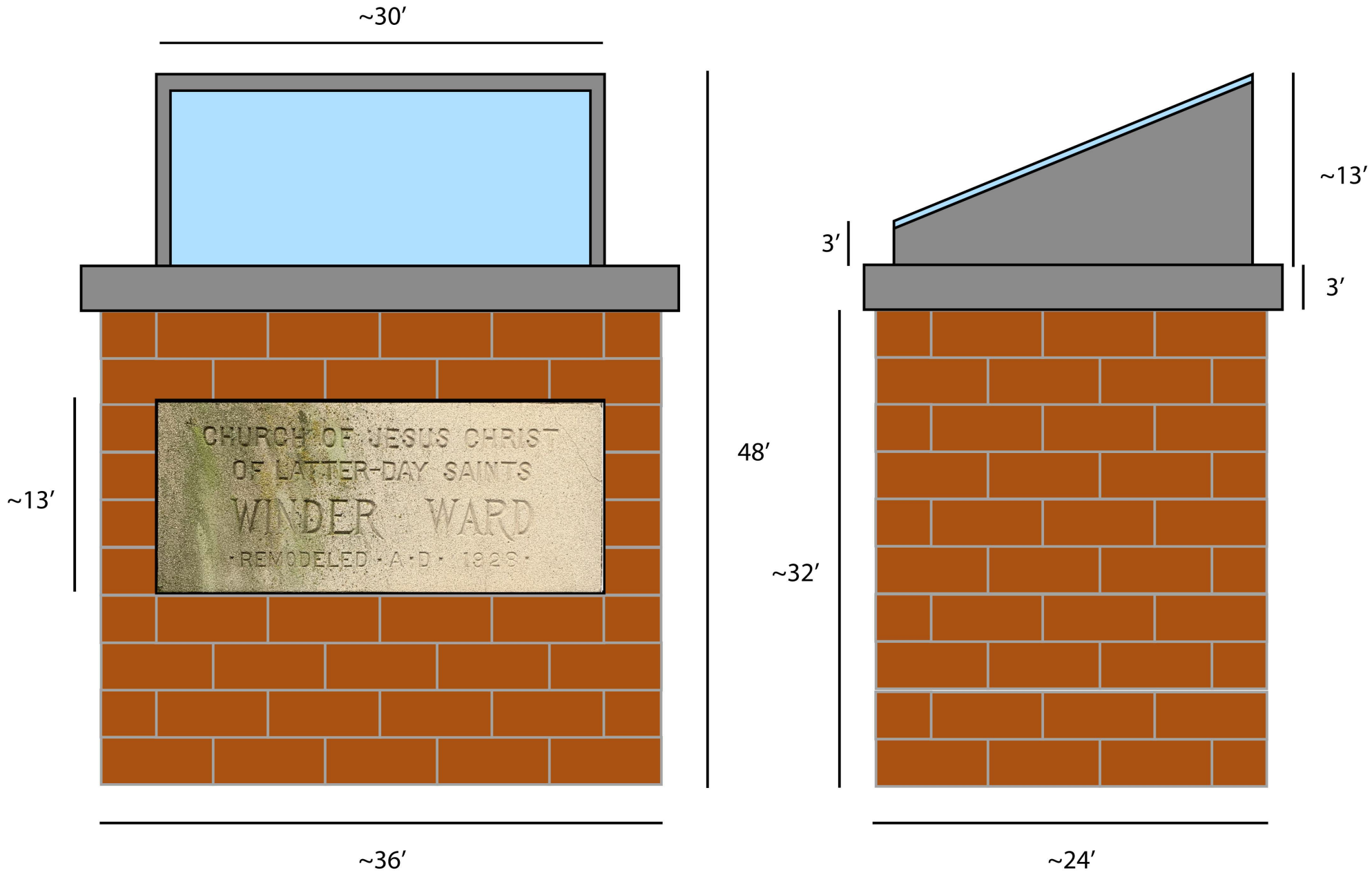


THE OLDMEETINGHOUSE



The Old Meeting House was originally built as an LDS ward house called the Winder Ward. The land was donated by William Wallace Cooper in 1904 and construction began in 1905. Much of the work was done by the congregation. To meet the demands of a growing congregation, a remodel and expansion of the building began in 1928. The remodel included adding north and south wings, a theater in the basement, and an exterior façade. The expansion was overseen by Bishop Don Carlos Young and his father, Joseph Don Carlos Young. Joseph Don Carlos Young was one of Brigham Young's sons, Utah's first professionally trained architect, and the official architect of The Church of Jesus Christ of Latter-day Saints from 1885 to 1935. The Winder Ward's expansion cost approximately $45,000. This was a considerable sum considering that the local members paid for the remodel in the depths of the Great Depression. The Winder Ward's final meetings were held in 1976 after 71 years as an LDS ward house. The ward house was sold in 1978 to Edward R. Salzetti who would operate the building as a reception hall.

The Old Meeting House became a reception hall in 1978 and was used as such until 2020. The Old Meeting House was host to approximately 6,500 weddings, receptions, and events. The Winder Ward building was a monument to the sacrifices of many Millcreek residents and for 42 years after its use as a ward house hosted many celebrated events. This historic monument celebrates that history and uses repurposed brick and the capstone from the 1920's remodel.


~30′
CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
WINDER WARD
·REMODELED·A·D· 1928·
~13′
48′
~36′
~13′
3′
3′
~32′
~24′

Scope and Authority

- The Old Meeting House was never placed on the Historics Site and Districts List, and it wasn't placed on a registry. Thus, the code does not contemplate a formal role for the HPC in this instance.
- However, the Planning Commission wanted your input and approved the PUD subject to your approval of the plaque.
- The HPC can act "in an advisory role to other officials and departments of the City regarding the protection of local cultural resources and shall act as a liaison on behalf of the City to individuals and organizations within the City concerned with historic preservation" (MKZ §19.86.040 J).

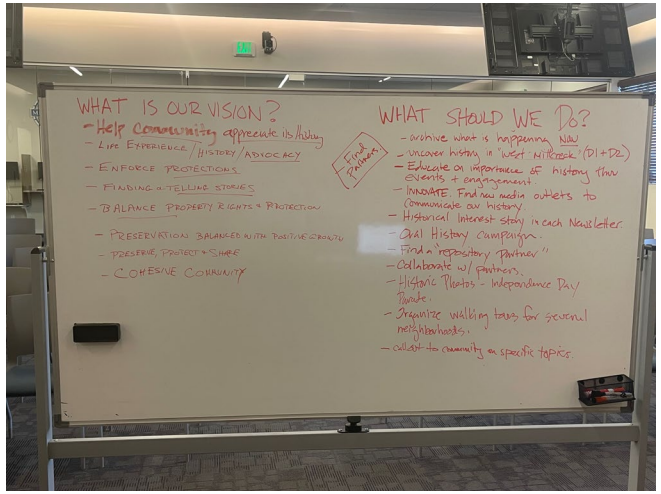
Request

- Approve the text and monument as presented, with some minor modifications
  - Attribution: Utah Division of State History; *Winder Ward History: 1904-1976* by Maurine Stokes Cook (1977); Paul Gardiner

Strategic Planning Discussion

What is our vision?

- Help community celebrate its history
- Use our experiences to advocate for historical preservation
- Enforce protections
- Balance property rights and the protection of historical resources
- Recognize historic preservation as an economic development opportunity
- Preserve, protect, and share our stories
- Make our community cohesive.



What should we do?

- Archive what is happening now for future historic preservation efforts.
- Uncover the history in Districts 1 and 2
- Educate on the importance of history through events and engagement
- Innovate and find new outlets to communicate our history.
- Include a historical interest story in each newsletter.
- Promote an oral history campaign.
- Find a partner to serve as our repository for historic records.
- Identify partners in general to leverage our time and talents, and seek opportunities to work with them.
- Participate in the 4th of July Parade.
- Organize neighborhood walking tours
- “call out” to the community on specific topics to explore as a historic preservation commission.

Conditional Use Permits

- Required for Historic Sites
- Is broad: ‘including modifications to the landscaping, fencing or appearance of any lot, or demolition, construction, alteration, relocation, improvement or conversion of a historic site.’
- Subject to Community Council Review, HPC Review, and Planning Commission Approval.
- 300’ neighborhood notice.
- Additional uses can be approved via conditional use, even if they are not allowed in a base zone. This is a cool incentive!

Standards for Review

- The ordinance includes standards for review for historic sites subject to review by the HPC.
- There is no standard for review for demolitions, although demolitions do require a conditional use.
- San Antonio has an architectural salvage and ‘deconstruction’ requirement.

Conditional Use Standards of Review

B. Mitigation is required of reasonably anticipated detrimental effects arising from the conditional use, including:

1. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
2. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
3. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
4. Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable, within a neighborhood including such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance.
5. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquifaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
6. Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.
7. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
8. Detrimental effects on the tax base and property values.
9. Detrimental effects on the current level of economy in governmental expenditures.
10. Detrimental effects on emergency fire service and emergency vehicle access.
11. Detrimental effects on usable/functional/accessible open space.
12. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
13. Detrimental effects on appearance from graffiti. Applicants shall apply an anti-graffiti material or coating, approved by the City, to building, fence, and other surfaces from ground level to a height of nine feet. The Planning Commission may approve dense planting or appropriate design measures in place of anti-graffiti materials. This requirement may be imposed retroactively where graffiti issues are present.

Historic Preservation Commission

August 11, 2022



2747 E Craig Drive. Built: 1968





3182 E Millcreek Canyon Road. Built: 1965





2960 S Cascade Way. Built: 1962



1810 Orchard Drive. Built: 1955





2375 E 3300 S. Built: 1953*



2965 E Evergreen Ave. Built: 1955



1655 E 3300 S. Built: 1938



2625 E 3300 S. Built: 1936



1515 E Millcreek Way. Built: 1936



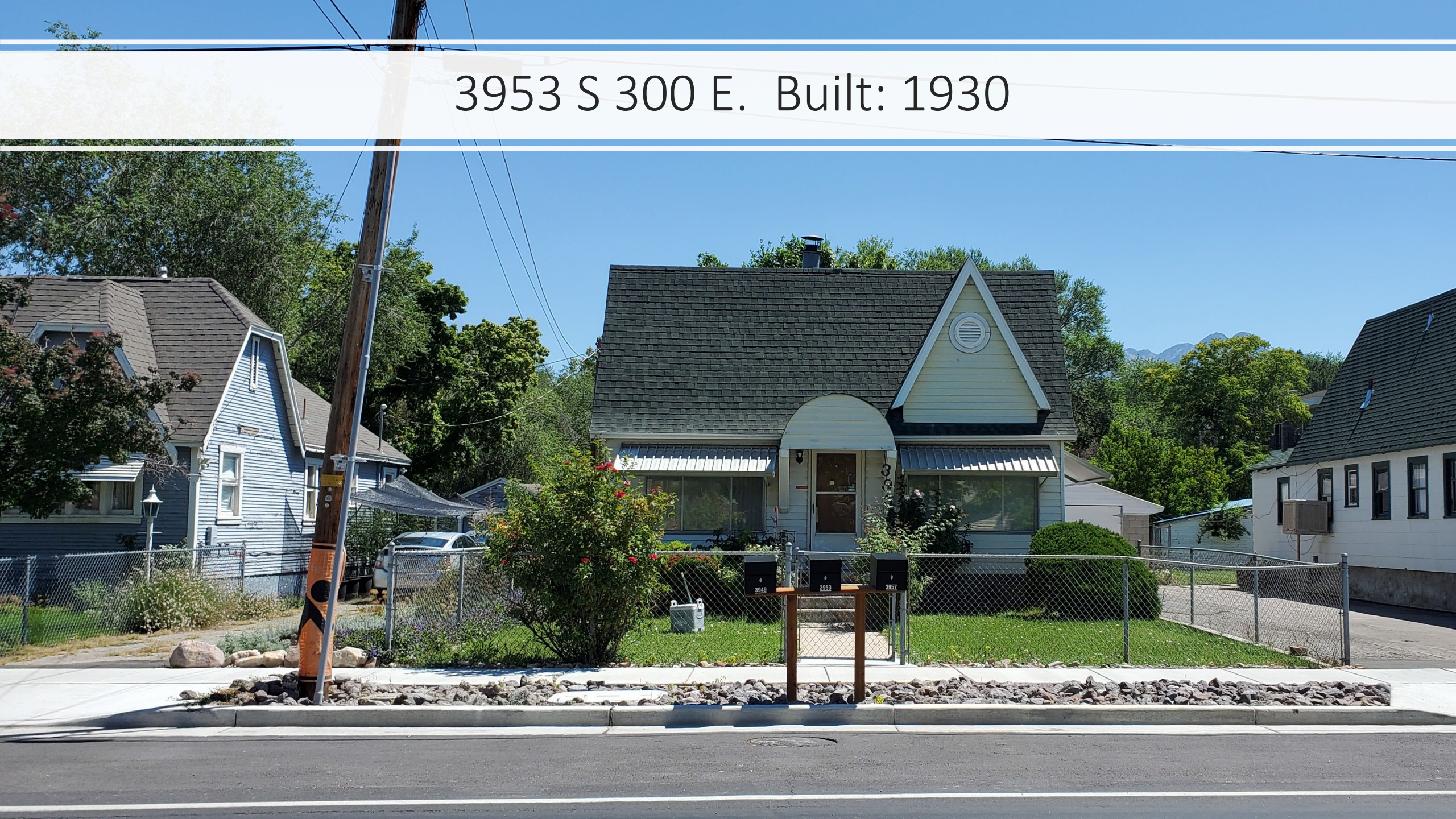
1555 Millcreek Way. Built: 1936



3932 S 300 E. Built: 1931



3953 S 300 E. Built: 1930



3325 S Oakwood St. Built: 1930



1525 Millcreek Way. Built: 1927



3600 S 2700 E. Built: 1927



3474 S 2300 E. Built: 1919




STUDIO 26
Art STUDIO
26
SHERYL THORNTON FINE ART
LAUREL HART FINE ART
NOTICE
ALL ACTIVITIES MONITORED BY VIDEO CAMERAS


Vitalize

2564 East Evergreen Ave. Built: 1912



3460 S 900 E. Built: 1911



2159 E Keller Lane. Built: 1911





3426 S Oakwood Street. Built: 1900



4122 S Old Farm Way. Built: 1900





3622 S 1100 E Built: 1899



3600 S 2000 E. Built: 1896



2208 E Keller Lane. Built: 1884



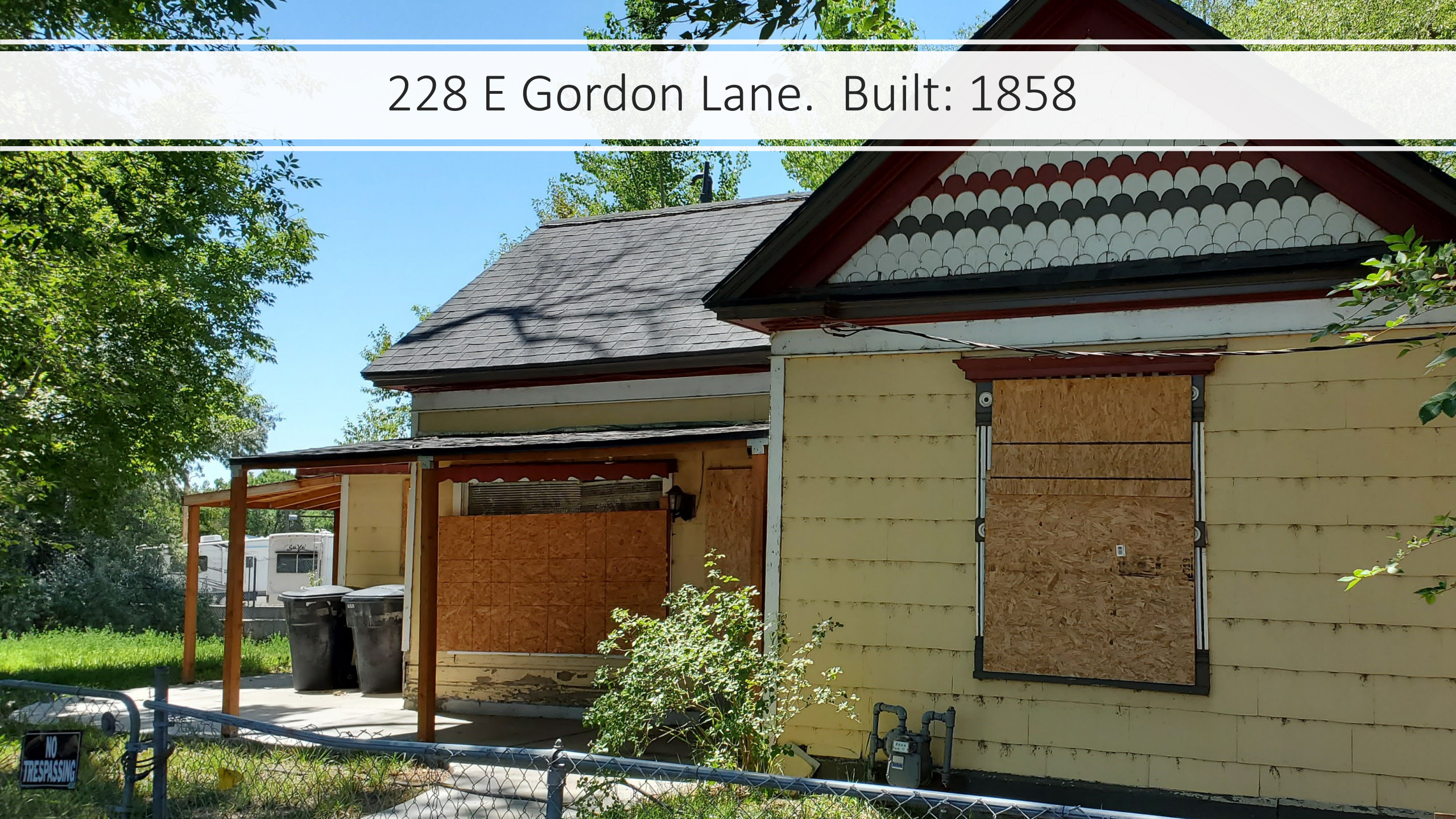


777 E Scott Ave. Built: 1894




1894

228 E Gordon Lane. Built: 1858



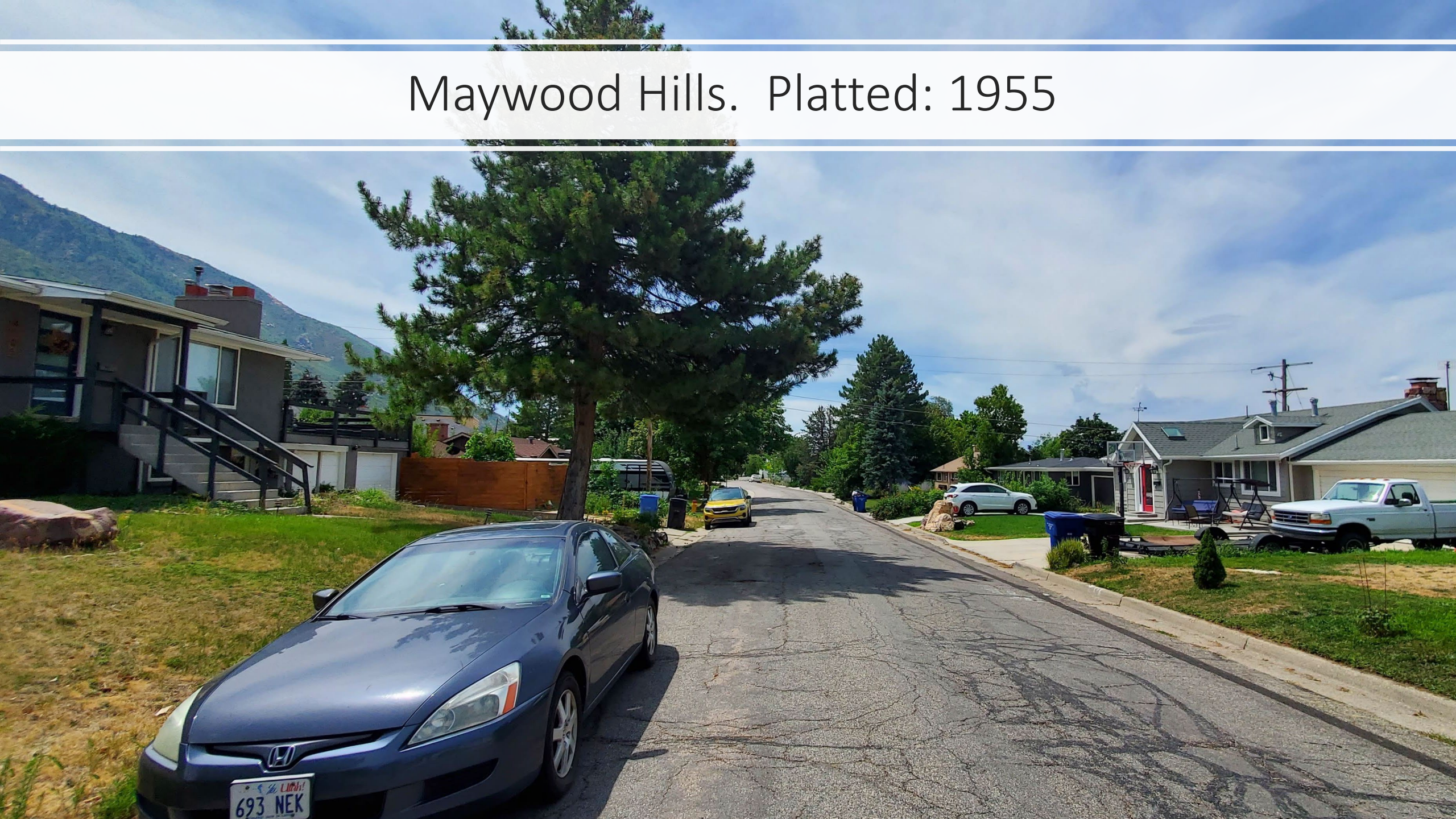

TO
COMMEMORATE
THE FIRST BUILDING IN THE VALLEY
OUTSIDE OF
SALT LAKE CITY
ERECTED FOR THE PURPOSE OF
RELIGIOUS & EDUCATIONAL
INSTRUCTION
BUILT — 1853
ERECTED BY THE
PRIESTHOOD
OF THE
MILLCREEK WARD
JULY 24, 1931.

Rancho Villa. Platted: 1960





Maywood Hills. Platted: 1955




Ranch View Dr
4250
S

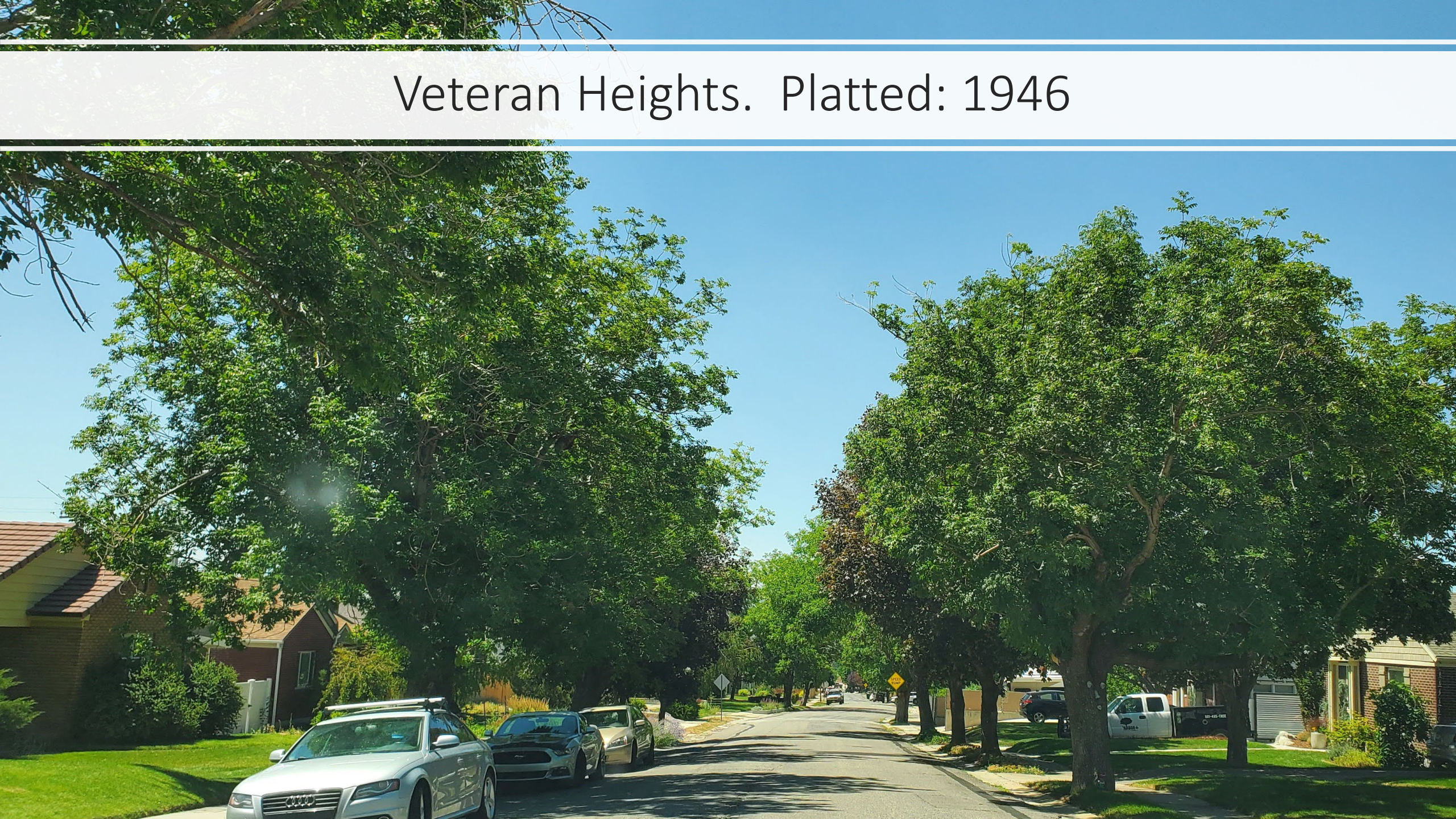
Loran Heights Subdivision. Platted: 1951







Veteran Heights. Platted: 1946





Mountain Acres. Platted: 1939

