

# ANNUAL REPORT

# '22

A TIME OF  
GROWTH & RESILIENCE

# '23



People  
Preserving  
Places.

# A Utah Legacy, **Embracing the Future**

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Welcome to our Annual Report, a showcase of our achievements, progress, and commitment to excellence.

## Mission

Preservation Utah works to keep the past alive, not only for preservation but to inspire and provoke a more creative present and sustainable future.

We preserve, promote, and protect Utah's historic built environment through public awareness, advocacy, and active preservation.

## Our History

Established in 1966, Utah Heritage Foundation (UHF) — now Preservation Utah — was the first statewide historic preservation organization in the western United States. Through dedicated efforts, we've campaigned to save and protect historic architecture foundational to Utah's heritage and character.

During its history, Preservation Utah has become a valued member of the cultural community, providing free programs to the public and helping save landmarks throughout the state. Our efforts can be seen in the rehabilitated structures throughout Utah, such as the Heber Tabernacle, Brigham Young Academy in Provo, Salt Lake City & County Building, Cache County Courthouse in Logan, and two First Security Bank Buildings in downtown Salt Lake City. The saving, rehabilitation, and reuse of countless residential and commercial structures, historic districts, and Main Streets throughout Utah.

These are the places that make up the unique character of our towns, cities, and neighborhoods.

# Leading with Vision

Dear Members and Supporters,

As we reflect on the past couple of years, I am filled with gratitude for your unwavering dedication to our mission here at Preservation Utah. Despite the challenges we faced, your commitment to preserving and celebrating our state's rich cultural heritage has never wavered.

Through your generous support, we have been able to make significant strides in our preservation efforts, from supporting the restoration of historic landmarks to advocating for the protection of our architectural treasures. Together, we have ensured that future generations will continue to appreciate and learn from the stories embedded in our built environment.

As we look ahead, I am excited about the possibilities that lie before us. With your continued partnership, I am confident that we will achieve even greater success in the years to come.

Thank you for your ongoing support and dedication to preserving Utah's history and heritage.

Warm regards,

*Brandy Strand*

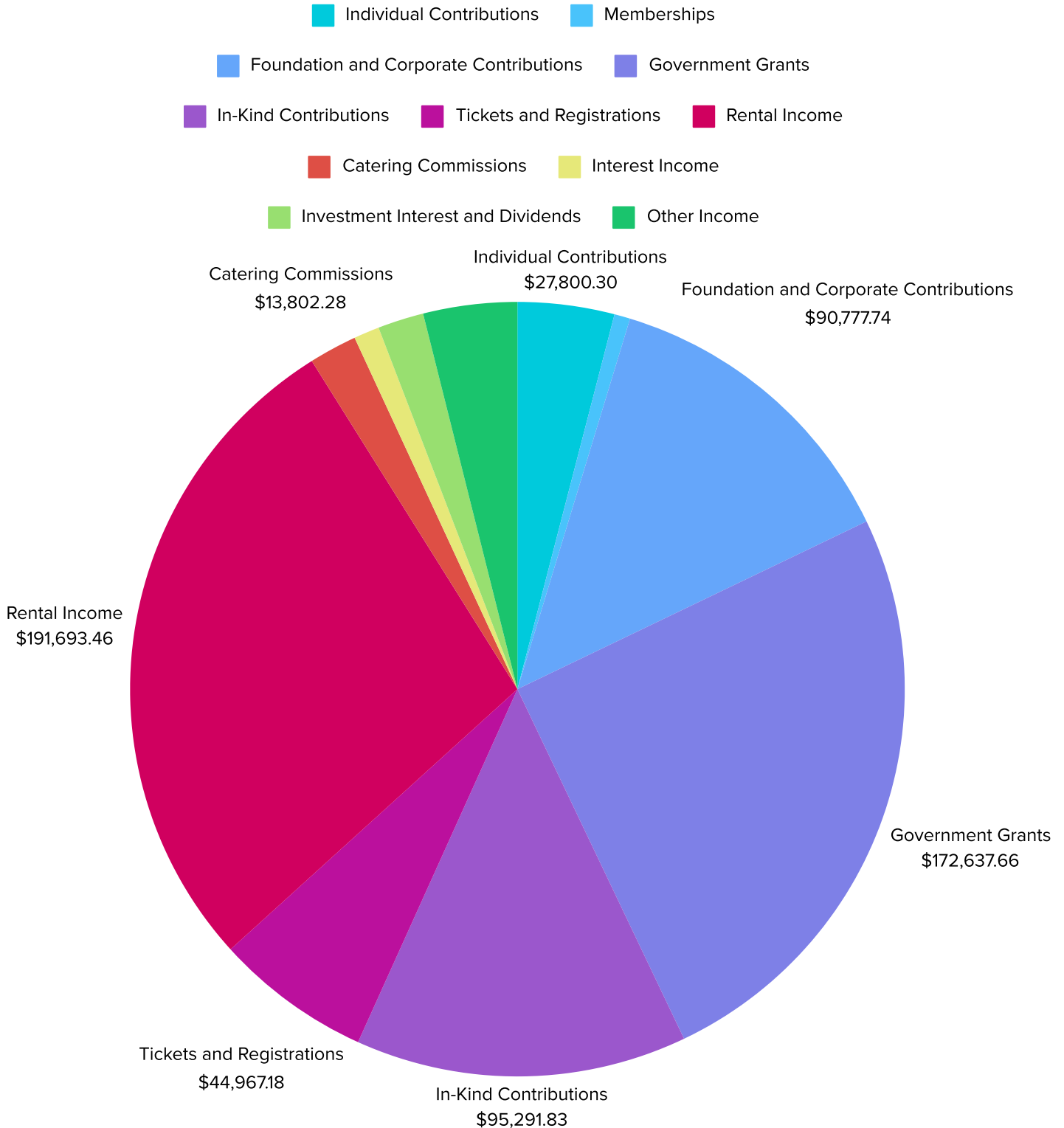


**Brandy Strand**

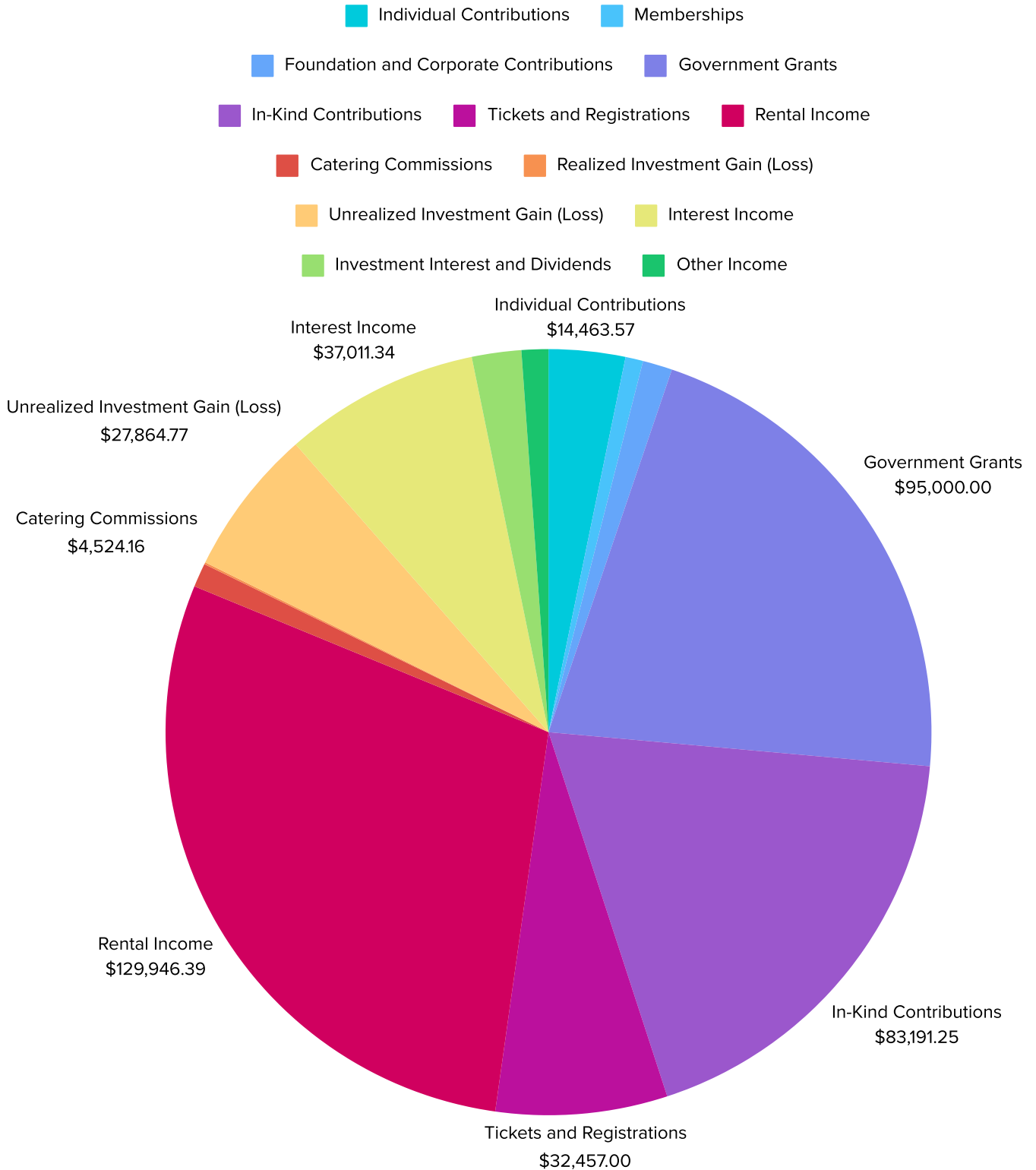
Executive Director

# Solid Growth, Sustainable Prosperity

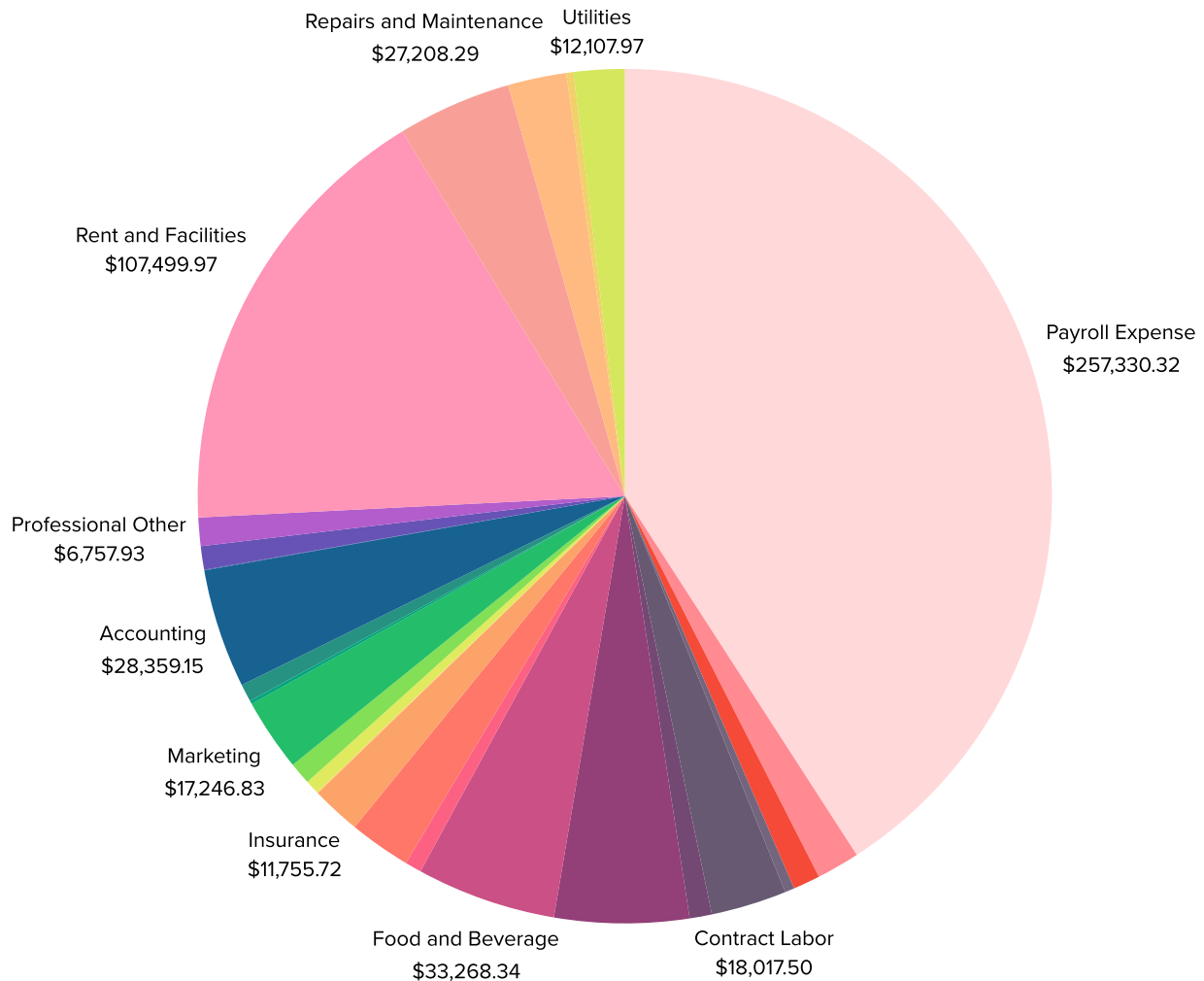
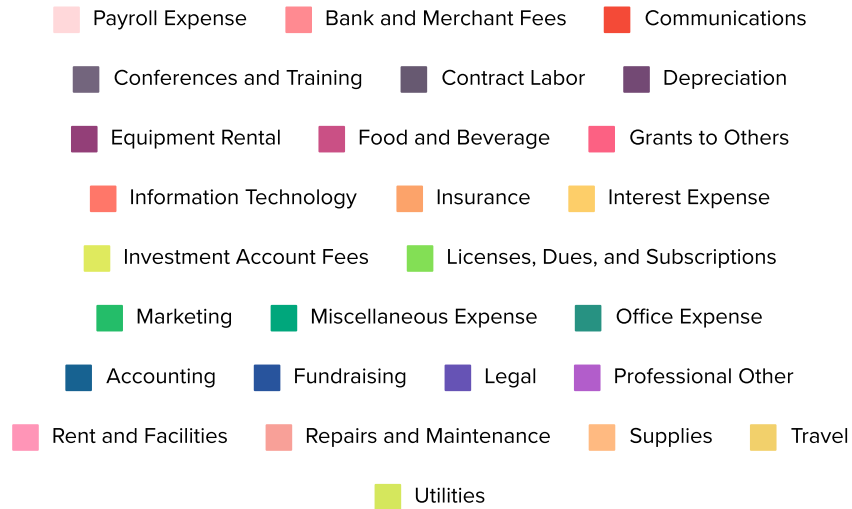
# Revenue in Numbers, 2022



# Revenue in Numbers, 2023



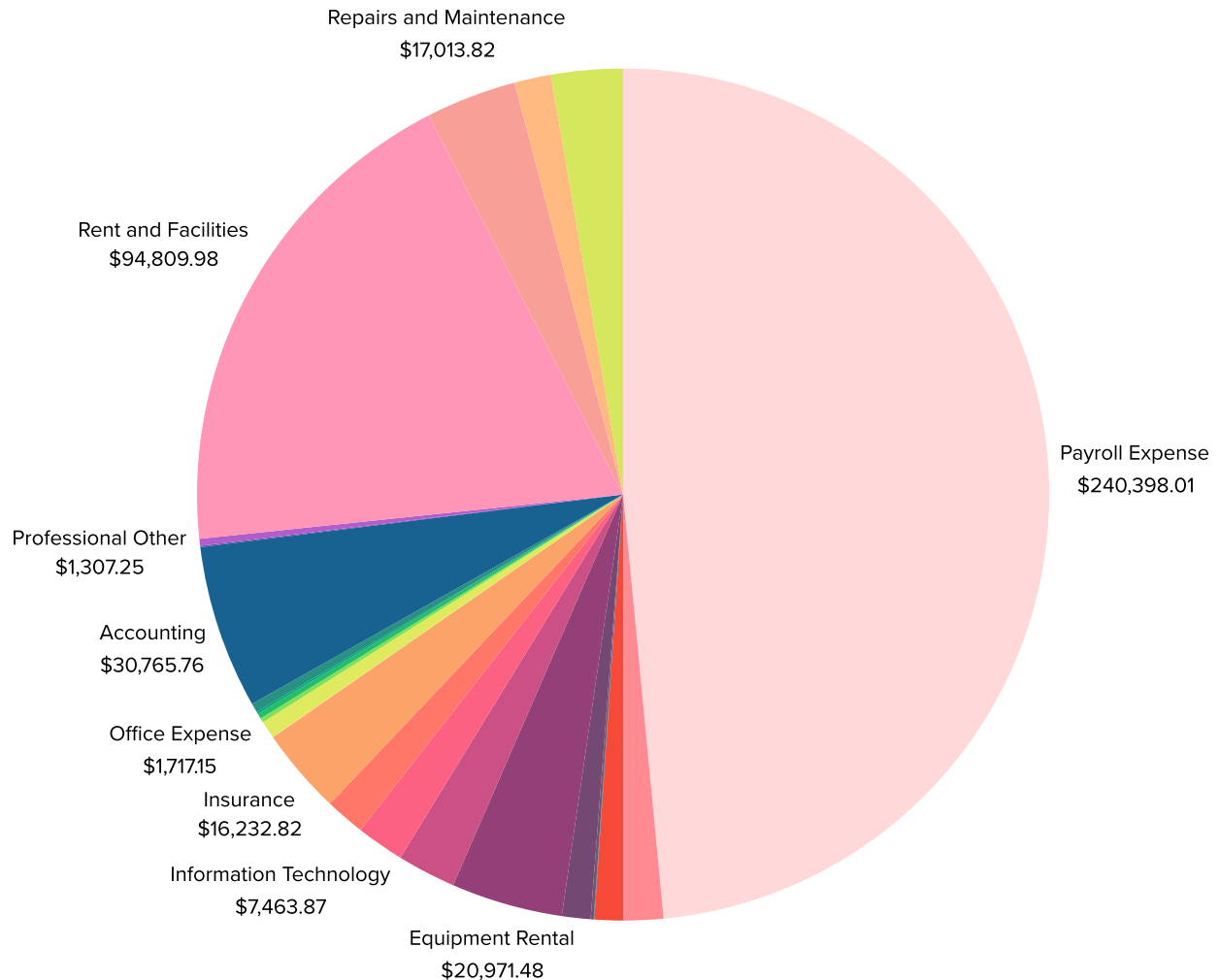
# Expenses in Numbers, 2022





# Expenses in Numbers, 2023

- Payroll Expense    Bank and Merchant Fees    Communications
- Conferences and Training    Contract Labor    Depreciation
- Equipment Rental    Food and Beverage    Grants to Others
- Information Technology    Insurance    Interest Expense
- Investment Account Fees    Licenses, Dues, and Subscriptions
- Marketing    Miscellaneous Expense    Office Expense
- Accounting    Legal    Professional Other    Rent and Facilities
- Repairs and Maintenance    Supplies    Travel    Utilities



# Empowering People, Driving Communities



# Historic Preservation Easement Program

Currently overseeing 127 preservation easements statewide, Preservation Utah conducts annual inspections to ensure compliance with easement terms, monitor property conditions, and provide maintenance recommendations and support. Although each easement covers facade preservation, each easement is unique to the property. Requiring annual inspections and ongoing support to property owners and communities.

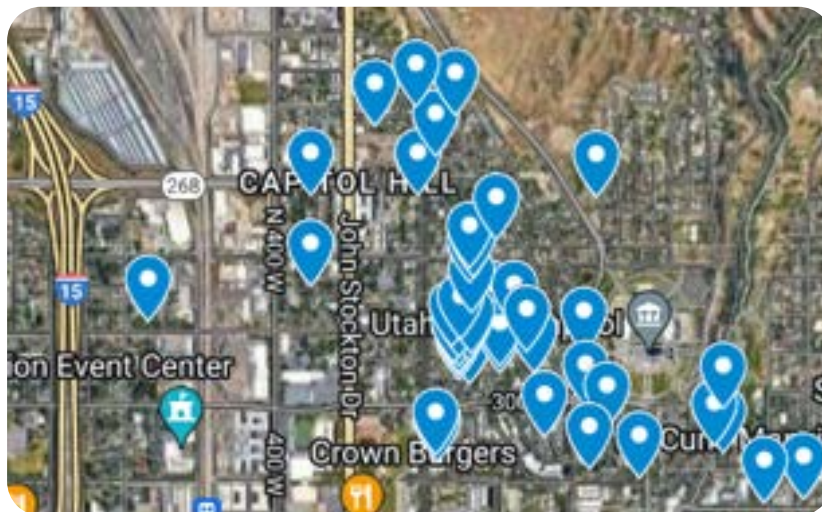


Preservation Utah Easement Locations throughout Utah

**A preservation easement, a legal agreement held by Preservation Utah, allows for the protection of a historic structure's visual and structural integrity, prohibiting alterations that compromise its historical character while allowing for appropriate modifications.**

**Granting an easement can qualify property owners for financial incentives, including reduced property taxes, income tax deductions, and savings on estate, gift, and capital gains taxes.**

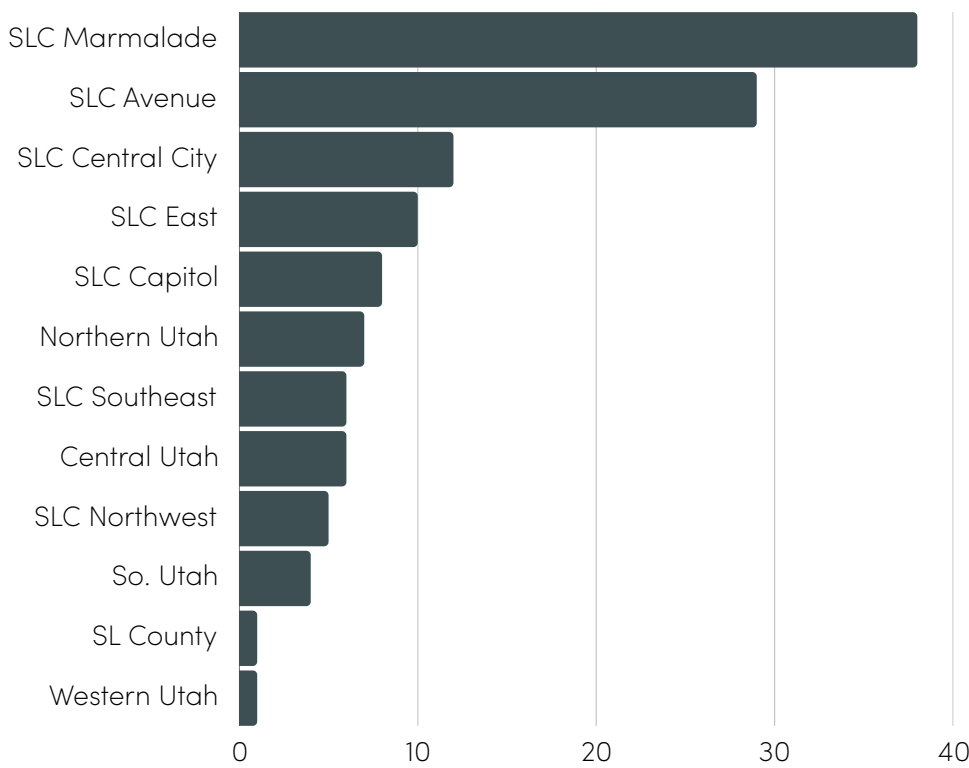
**Preservation Utah provides extensive support to property owners through annual inspections, assistance in securing grants and tax incentives, educational resources, and access to skilled preservation professionals, ensuring the sustained preservation of historic buildings statewide.**



Preservation Utah Easement Locations in the Capitol Hill Marmalade area.

# Statewide Easements

## By the Numbers



SLC Marmalade	38
SLC Avenues	29
SLC Central City	12
SLC East	10
SLC Capitol	8
Northern Utah	7
SLC Southeast	6
Central Utah	6
SLC Northwest	5
So. Utah	4
SL County	1
Western Utah	1

127 Total Easements, including:  
 Enola Gay Hangar, Wendover Airfield  
 Brigham Young Academy  
 Knight Block  
 Fisher Mansion  
 Odd Fellows  
 Commercial Club  
 Brownstone Building  
 Peery Hotel  
 Ladies Literary Club  
 Peacefield Farm in Layton

# Revolving Loan Fund Program

Abandoned buildings, transient residents, and crime were the neighborhood's hallmarks. Trash and weeds filled the yards. A Community Improvement Report from the 1960s declared it the most blighted section of Salt Lake City. In 1975, one City official exclaimed, "It's a slum. Who would want to live there? There are some properties that could be rehabilitated if the owners could get proper financing. The rest we ought to encourage to be torn down and used for something else." Who in their right mind would invest in this neighborhood?

For 50 years, the Preservation Utah Revolving Fund Loan Program has been making such investments, and the returns have been remarkable. The "slum" described above is the Marmalade District of Capitol Hill, now one of the city's most attractive and vibrant historic neighborhoods. This area was the focus of the Preservation Utah Revolving Fund's activities when the program started in the early 1970s. By providing financial assistance when conventional funding is unavailable, the Preservation Utah Revolving Fund has helped stabilize property values in historic Salt Lake neighborhoods, catalyzed further investment, and made the preservation and restoration of hundreds of Utah's historic buildings possible.

The Revolving Fund Loan Program provides property owners with low-interest loans to restore or rehabilitate historic residential and neighborhood commercial buildings. In 2022-2023, the program consisted of the following separate funds:

- Statewide
- Magna Fund
- Gateway Loan Fund
- PAST Fund
- Michael Mahaffey Fund

Each loan fund has a different criteria and source of funds. Because the funds Preservation Utah administers are revolving, as loans are made, funds are reduced. As loans are paid off, funds are made available for new projects.

Our loans offer low monthly payments based on a 20-year amortization schedule, but the payment term for the loan is 5 years, with a balloon payment of the remaining principal and interest due at the end of the fifth year. The interest rate is fixed at ½ of the prime interest rate at the time the loan application is approved.

# Gratitude, Collaboration, and Continued Success

## Fisher Brewery

With a combination of funds, including the \$230,000 Preservation Utah Low-Interest Loan, Fisher Brewery expanded the existing brewery and taproom into two neighboring buildings.

The work includes reinforcement of existing exterior walls, installation of new steel support structure, including concrete footings, installation of new roof framing, sheeting, installation and membrane, and a new concrete slab for the floor, structural and general improvements to the space to convert it from an old shop to a comfortable taproom space.



# Education Programs

Preservation Utah organizes workshops, seminars, webinars, and conferences with our partners throughout the state and the wider region to expand awareness and foster a deeper appreciation for historic preservation. These events highlight the diverse applications, advantages, and collaborative opportunities in preserving our heritage.



## Re-Hab It Right Workshops

A "Rehab It Right" workshop for preservation is a specialized training program designed to educate individuals, professionals, and enthusiasts about the proper techniques and principles involved in preserving historic or aging structures and properties. The workshops focus on ensuring rehabilitation efforts are carried out with care, accuracy, and in accordance with historic preservation standards.

## Lectures

Allen Roberts Lecture  
British Influences on Utah's  
Pioneer Architecture

Lecture and Book Signing  
'Salt Lake City's Modern  
Architecture' authors Steven  
D. Cornell and John D.  
Ewanowski hosted a lecture  
followed by a book signing.



# Education Programs - Public Tours



## McCune Mansion

Preservation Utah offers historic tours of the historic McCune Mansion on the second Wednesday of each month April through October for a fee. The tours start at 10 a.m. and 11 a.m., each lasting about one hour.

### 2022 Tours

- 19 Tours
- 30 Volunteers
- 325 Attendees

### 2023 Tours

- 16 Tours
- 25 Volunteers
- 289 Attendees

## Kearns Mansion (Utah Governor's)

Preservation Utah offers free 45-minute tours on the first Wednesday of the month April through November, at 2 p.m. and 3 p.m. Other tour requests, including school tours, can be scheduled. Trained Preservation Utah volunteers lead tours. A donation to Preservation Utah from the Governor's Mansion Foundation makes it possible to conduct these tours free of charge to the public.

### 2022 Tours

- 55 Tours
- 81 Volunteers
- 1020 Attendees

### 2023 Tours

- 33 Tours
- 49 Volunteers
- 826 Attendees





# Education Programs



## Salt Lake City & County Building

Preservation Utah offers free one-hour guided tours of the Salt Lake City & County Building on the third Wednesday of the month June through September. Special tours, including school tours, can be arranged for other days and times. A grant from the Salt Lake County Zoo, Arts, and Parks Fund to Preservation Utah makes conducting these tours free of charge possible.

### 2022 Tours

- 16 Tours
- 18 Volunteers
- 229 Attendees

### 2023 Tours

- 18 Tours
- 23 Volunteers
- 371 Attendees

## Meditation Chapel in Memory Grove Park

Preservation Utah offers free tours of the Meditation Chapel in Memory Grove Park. Volunteers staff the chapel the second Friday and the fourth Saturday of each month, April through October, between 11 a.m. and 1 p.m., and by appointment for an additional fee. A grant from the Salt Lake County Zoo, Arts, and Parks Fund to Preservation Utah makes conducting these tours free of charge possible.



### 2022 Tours

- 150 Tours
- 25 Volunteers
- 477 Attendees

### 2023 Tours

- 200 Tours
- 23 Volunteers
- 619 Attendees



# Historic Homes Tour

Preservation Utah's Historic Homes Tour is one of our largest annual events. It has been a tradition for generations, taking people of all ages on journeys through days of old nested inside historic neighborhoods.

Since 1971, Preservation Utah has held an annual tour of historic homes in different neighborhoods in Utah. Previous tours have included South Temple, Yalecrest, Normandie Heights, Avenues, Capitol Hill, Downtown, Federal Heights, and Westmoreland Place and Heights, as well as parts of Bountiful, Farmington, Copperton, Magna, and Park City.

For over 50 years, the Historic Homes Tour has allowed the public to see how historic buildings can be brought into the comfort of the 21st century while maintaining the historic character and charm only historic buildings can provide.

With the permission and generosity of the building owners, the tour opens privately owned buildings to the public. Preservation Utah volunteers guide the public through the homes, offering historical and educational information about various aspects of the buildings.

## Central City 2022 (51st)

- 8 Homes
- 150 Volunteers
- 650 Attendees
- 900 Volunteer Hours

## Federal Heights 2023 (52nd)

- 9 Homes
- 250 Volunteers
- 850 Attendees
- 1500 Volunteer Hours

## Volunteer Support

In advance of the tour, volunteers help gather oral histories of the homes and inventory the work done on the property in partnership with property owners. Together with staff and the House Researcher, scripts are written for each home, which volunteer tour docents use to educate the public.

Volunteers help ensure homes and buildings opened to the public on the day of the event are respected and returned to the owner(s) in the condition they were entrusted to us. They help to coordinate with property owners and Preservation Utah staff, including day of needs, ensuring the spaces are ready for the public and the public follows the tour rules.

Volunteers are essential to ensuring that the public has a great experience, that property is respected, and that people walk away with a new understanding and appreciation of history.



# 2022 Community Events



Booth at Baldwin Radio Factory Centennial Celebration



Art Castle Heart Bomb/Tours, Partnered with UAA



Self Guided Granary Bike Tour



Preservation Community Day @ the Preservation Conference

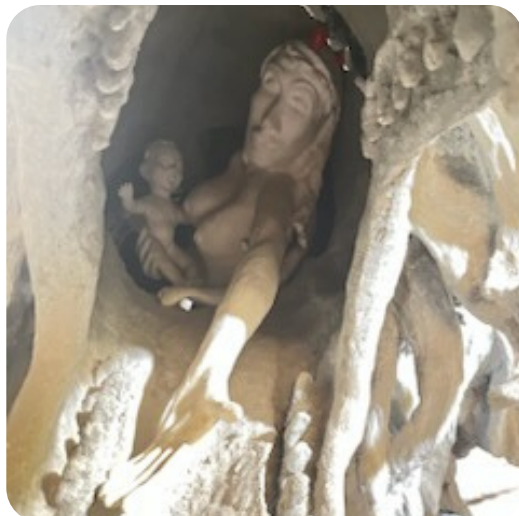
# 2023 Community Events



Veterans Day Flag Retirement Ceremony



Modernism on South Temple Tours



Raphael Plescia's Christian School Tour



Utah Professional Archeology Council Conference



BYU Internship/Career Fair Booth

# Volunteers, A Driving Force



# 2022 Volunteer Support

## Volunteer Stats

### Public Tours

- 246 Tours
- 179 Volunteers
- 2,657 People Served

### 51st Historic Homes Tour - Central City Neighborhood

- 150 Volunteers
- 650 People Served
- 900 Hours Volunteered

**TOTAL VALUE OF VOLUNTEER TIME**  
**\$34,582.50\***



# 2023 Volunteer Support

## Volunteer Stats

### Public Tours

- 285 Tours
- 145 Volunteers
- 2,489 People Served

### 52nd Historic Homes Tour - Federal Heights Neighborhood

- 250 Volunteers
- 650 People Served
- 1500 Hours Volunteered

**TOTAL VALUE OF VOLUNTEER TIME**  
**\$54,855\***



# Celebrating Community Stewardship Awards





The annual Community Stewardship Awards highlight ongoing preservation efforts throughout the state from dedicated homeowners, insightful architects, creative developers, visionary leaders, and local heritage businesses.

Preservation Utah honors individuals, organizations, and projects which exemplify a commitment to excellence in preservation.



# Community Stewardship Awards Formerly Heritage Awards

## Adaptive Reuse



Granary Campus/evo Campus Salt Lake



Baldwin Radio Factory

## Renovation



Parowan Main Street Commercial Block (Old Dodge Dealership turned High End, Beef Shop)

Envisioning Tomorrow,  
Embracing Opportunities

## Rehabilitation and Restoration



Jackson Apartments



Amanda Knight Hall



Kearns Mansion/Utah Governor's  
Mansion Roof and Window Restoration



Park City Historic Mining  
Structures/Thaynes Conveyor



Davis County Memorial Courthouse

# Legacies Abound

## Legacy Business



Wasatch Touring

## Preservation Organizations



Chief Little Solider Way



Zion Canyon Corridor

# Stewardship Memorial House



# Stewardship since 1994

Preservation Utah is the steward of the historic Memorial House in Memory Grove Park.

After the building stood vacant for 10 years Utah Heritage Foundation (now Preservation Utah) rehabilitated the interior of the Memorial House in 1994, and Salt Lake City Corporation rehabilitated the exterior. Salt Lake City Corporation owns the building, and Preservation Utah continues maintaining and managing this city landmark as a meeting and events center for the public and offices for Preservation Utah.



## **Work Projects done in 2022**

**New low water toilets installed in women's restroom**

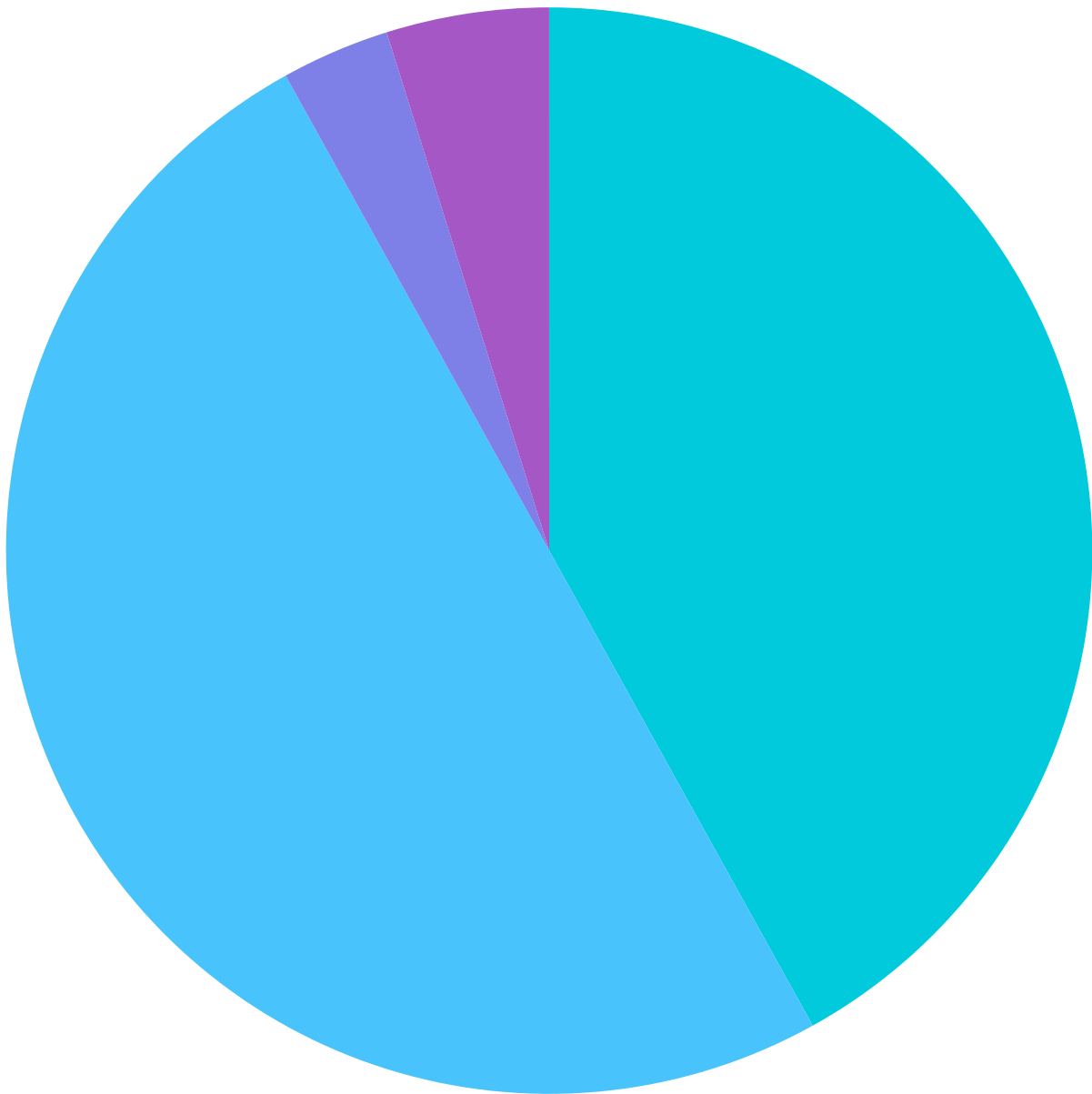
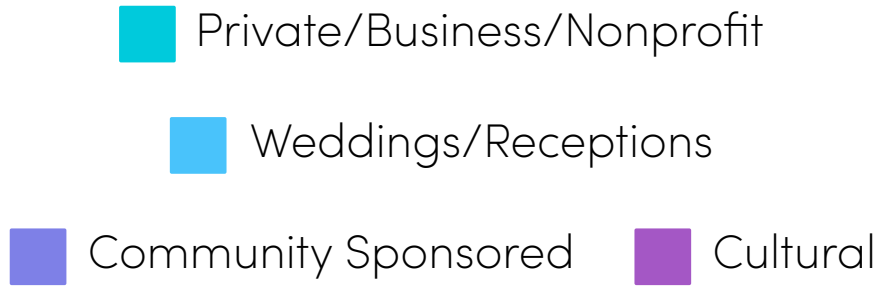
## **Work Projects done in 2023**

**Completed the kitchen upgraded fire suppression system**

## **Memorial House Project Needs**

- **French door rehabilitation**
- **Electrical**
- **Roof**
- **Skylight replacement**
- **Rising dampness in both the interior and exterior**
- **Eaves**

# 2022 Events

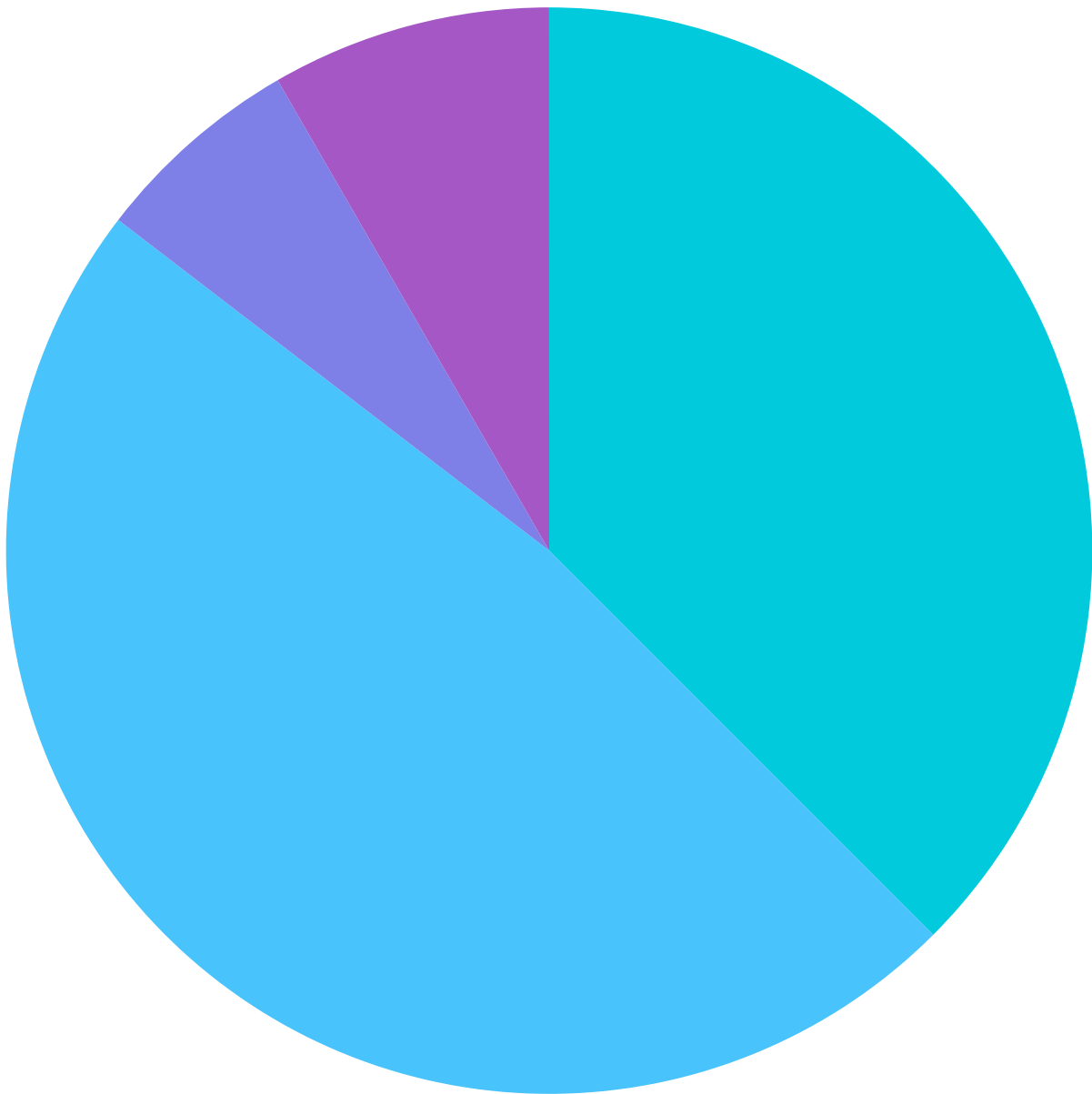
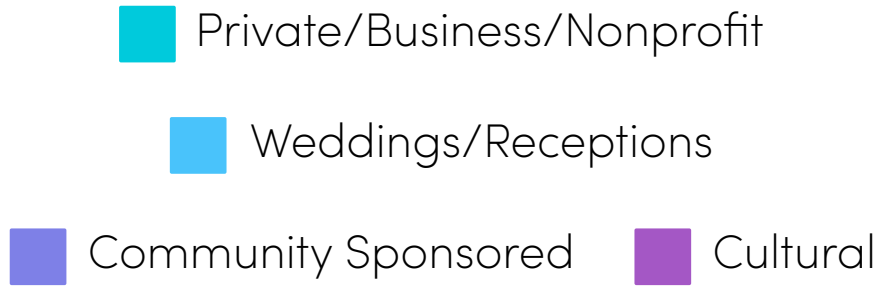


# 2022 Jazz in the Park





# 2023 Events



# 2023 Flag Retirement Ceremony



# Empowering People, Driving Results



# Uniting Talents

## 2022-2023 Staff



David Amott, Executive Director



Kristian Kallaker, Interim Executive Director



Kelsey Maas, Programs Manager



Scott Karr, Programs Manager



Linds Holmstead, Memorial House Events Manager



Ellie Gibson, Memorial House Events Manager



Liz Joerger, Operations and Programs Manager

## 2023-2024 Staff



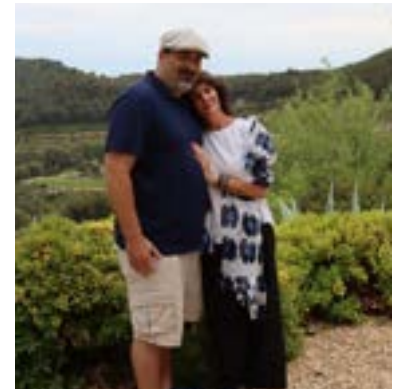
Brandy Strand, Executive Director



Liz Joerger, Operations and Programs Manager



Robyn Taylor-Granda, Historic Properties Program Manager



Rachel Kelly, Memorial House Events Manager

# Fueling Innovation



Tim Houpt  
Chair



Patrick Becker  
Vice Chair



Jack Hodgkins  
Past Chair



Jack Davis  
Trustee



Randy Hoffman  
Secretary



Will Pratt  
Nominations Chair



Suzy Eskenazi  
Trustee



David Hunter  
Fundraising Chair



Jordan Menzel  
Trustee



Steve Cornell  
HPC Chair



Amber Anderson  
Ex-Officio Trustee



Dalton Gackle  
Trustee



Gabriella Richardson  
Ex-Officio, Volunteer Council



Nathan Miller  
Trustee



Tracey Smith  
Advocacy Chair

Not Pictured  
Malarie DeVincent  
Jaymee Hasty  
Melanie Gong  
Chris Towson  
Jessie Jude Gilmore  
Janelle Payne

# Driving Outcomes

## Volunteer Council

### 2022

Gabi Richardson  
 Mary Ann Garner  
 Linda Flanders  
 Nancy Eckhout  
 Ruth Morgan  
 Teddie Krause  
 Becky Gledhill  
 Jane Anderson  
 Liz Naccarato  
 Paula Garfield  
 Karen Gregory  
 Shannon Coon  
 Rosie Breinholt

### 2023

Gabi Richardson  
 Mary Ann Garner  
 Linda Flanders  
 Nancy Eckhout  
 Ruth Morgan  
 Teddie Krause  
 Becky Gledhill  
 Jane Anderson  
 Liz Naccarato  
 Paula Garfield  
 Karen Gregory  
 Shannon Coon  
 Bonnie Rogers  
 Anne Polinsky

## Finance Committee

Brandy Strand  
 Jordan Menzel  
 David Hunter  
 Patrick Becker  
 Nathan Miller  
 Dalton Gackle

## Advocacy Committee

Brandy Strand  
 Tracey Smith  
 Suzy Eskenazi  
 Will Pratt  
 Jack Davis  
 Randy Hoffman  
 Dalton Gackle  
 Malarie DeVincent

## Historic Properties Committee

Chris Towson  
 Janis Bennion  
 Michael Ferro  
 Cory Jensen  
 David Richardson  
 Kelsey Lindquist  
 John Sargent  
 Lauren Parisi  
 Alex Smith  
 Adrienne White  
 Caitlyn Barhorst  
 David Amott  
 Brandon Rappleye

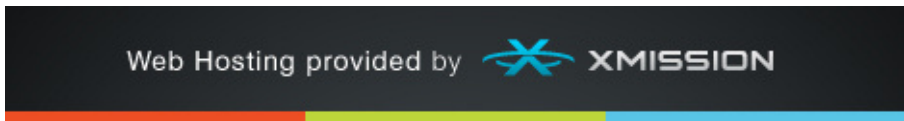
## Historic Homes Tour Committee

Bim Oliver  
 Liz Naccarato  
 Mary Ann Garner  
 Shannon Coon  
 Janis Bennion  
 Linda Flanders



# Supporters Sponsors, Members, Donors

# Sponsors





# 2022 Members

In 2022, we proudly recognize the invaluable contributions and unwavering support of our members. They encompass a diverse range of stakeholders, including employees, customers, partners, donors, volunteers, and other individuals and organizations vital to our success. As we reflect on the accomplishments of 2022 we extend our sincere gratitude to each member for their continued collaboration and partnership.

The Governor's Mansion Foundation

Call, Craig and Janine

Browning, Drew

Barnett, Alan

Love, Bill

Gledhill, Becky

Dewey, Jon

Zwiebel, William

Jackson, Marie D

Bryan, Damon

Kirch, Luke

Gledhill, Wayne

Korneyi, Catherine

Sokol, Kristin

Betts, Alice

Hillam, LeAnn

Olson, Amy

Taylor, Austin

Anderson, Nan

Brutsche, Vanessa

Alden, Kara & Tyler

Roberts, Becky Sue

Bitton, Turner

Paulsen, Craig

Pratt, William

Stavrakakis, Andrea

Morgan County Historical Society

Fowles, Jeri

Harrison, April

Wankier, Douglas

Miller, Yasemin

Baranowski, Bill

Elder, Kristen

Hamilton, Natejije

Gackle, Dalton

McClellan, Kristin

Matthews, Shaun

Pratt, Jo

Miller, Lisa

Rosier, Charles

Hoffmann, Tara

Fountain-Scheuerman, Amanda

Sharp, Eric

Garfield, Paula

Gregory, Karen

Thorne, Gary

Bruegmann, Rosanne

Spek, Rina

Hunter, Libby

Adams, Kathy J.

Coon, Shannon

# 2023 Members

In 2023, we gratefully acknowledge the indispensable contributions and steadfast backing of our members. Our community spans a wide spectrum of stakeholders, from dedicated employees and loyal customers to committed partners, generous donors, enthusiastic volunteers, and essential individuals and organizations pivotal to our achievements. As we look back on the milestones of 2023, we extend heartfelt appreciation to every member for their ongoing cooperation and alliance.

Alan Barnett	LeAnn Hillam	Kristen Elder
Stephanie Harpst	Betty Sawyer	George Cannon
Marie D Jackson	Janis Bennion	Anita Winegar
Claire Rolfe	Mary Ann Wright	EllenMae Johnson
Elizabeth Naccarato	Cole Woodcox	Laurie Bryant
Roger Roper	Stanford Acomb	Joan Gregory
Jon Dewey	Kevin Earl	Diana Wing
Douglas Wankier	Eric Sharp	Kari Landro
Alexis Nickel	Tara Hoffmann	Lois Harris
Melanie Gong	Melissa Grant	Deborah Stone
Andrea Stavrakakis	Suzie Bagshaw	Bruce Hamilton
Cherie Bush	KB Moody	Linda Lewis
Ann & Scot Zimmerman	Jeff Sandstrom	L K Dobson
Kathy Scott	Shaun Matthews	Morgan Beh
Mary Clark	Sidney Brown	Becky Gledhill
William Pratt	Jane Anderson	Shannon Coon
Jaycelyn Bland	Cindy Lund	Kathy J. Adams
Jackie Hardy	Dana Chapman	Shelley Gorman
Mary Beth Schaumann	Ethan Evans	Wayne Gledhill
Debbie Dewey	Austin Taylor	Elizabeth Wilson
Keith Stuck	Kerri Rognon	Janine Sheldon
Vivia Kay Baldwin	Jana Barlow	Gary Thorne
Nan Anderson	William Love	
Amy Olson		



**People  
Preserving  
Places.**

 [www.preservationutah.org](http://www.preservationutah.org)

 801-533-0858

 [info@preservationutah.org](mailto:info@preservationutah.org)

 @preservationutah

 Memorial House in Memory Grove Park  
375 N. Canyon Road | Salt Lake City, Utah 84103