

2016 ANNUAL REPORT



The occasion of our 50th anniversary brought one of the most memorable years in the organization’s short history. Yes, we’ve even reached the age where you could jokingly state, “we’ve become historic!” Through the leadership of our Board of Trustees, committees, staff and engaged supporters, many goals were set and achieved in 2016.

Significantly, the support of the preservation community at large supported an ambitious anniversary year fundraising campaign. Led by a challenge match from the George S. and Dolores Doré Eccles Foundation, we were able to raise over \$100,000 in recognition of the anniversary and for anniversary year activities and programs. One of the major accomplishments during 2016 was the renaming and rebranding of the organization – from Utah Heritage Foundation to Preservation Utah. We

ex-pounded on all the reasons for the change following the December 1 announcement in a published statement. We’re happy to report that the changes have had a very positive response both locally and nationally.

Included among the special activities during the 50th anniversary was the return of Charles Phoenix to Utah. As a cultural historian of Americana, Charles Phoenix brings a keen ability to raise awareness of the important character of our communities that sometimes goes unrecognized or under-appreciated. Phoenix made a free public presentation at the SLC Main Library and was the guest of honor at Salt Lake Modern’s Spring Fling reception the next evening. We utilized every week of 2016 to also document the history of the organization. In our #50in50 project, social media was used to reflect on highlights of each of the fifty years, including archival images, week by week, chronologically.

In another milestone, Utah Heritage Foundation arranged its first heritage travel excursion, taking twenty-two people to Havana, Cuba in April. With overwhelmingly positive feedback about the trip, we desire to host more opportunities in the near future!

The tireless energy, ideas, and commitment of many individuals were instrumental to our success during 2016. Our volunteers provided thousands of hours of service and support, and we can never thank them enough. The same holds true for all our supporters. No matter how you give, it’s only with your help and support that we can continue to take action to save Utah’s historic places. Remain vigilant and committed. By sharing your knowledge and contagious enthusiasm, you can lead us to ever greater success.


Kirk Huffaker, Executive Director

FINANCIAL REPORT

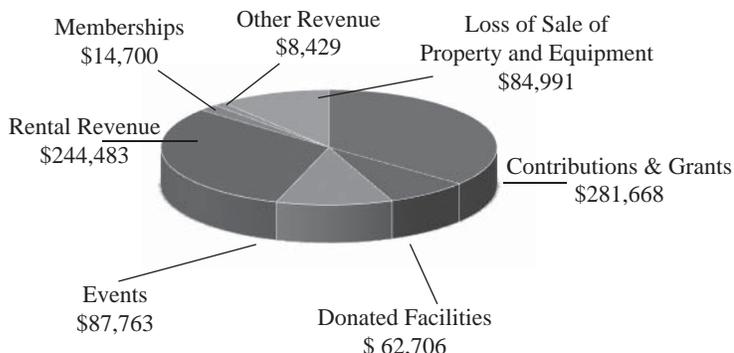
ASSETS

Cash and cash equivalents	\$624,816
Receivables	\$1,616
Property and equipment	\$386
Restricted assets	
Cash and cash equivalents	\$383,799
Unconditional promises to give	\$2,500
Mortgages Receivable (Loan Prog)	\$250,438
Work In Process	\$32,135
TOTAL	\$1,299,690

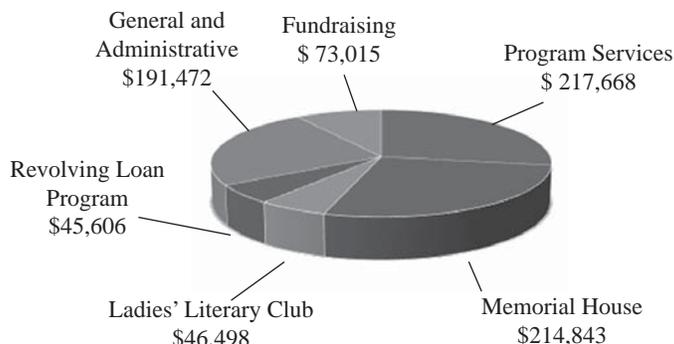
LIABILITIES AND NET ASSETS

Accounts payable	\$34,196
Deferred revenue	\$16,835
Accrued liabilities	\$14,729
Payable to SLC Corp (Loan Program)	\$300,000
Net Assets/Unrestricted	\$565,058
Net Assets/Temporarily restricted	\$60,095
Net Assets/Permanently restricted	\$308,777
TOTAL	\$1,299,690

INCOME



EXPENSES



2016 HERITAGE AWARDS

In 2016, seventeen awards were presented in recognition of excellence in historic preservation. The Lucybeth Rampton Award was presented to James Christopher for his lifelong commitment to historic preservation and his significantly impact on architecture and preservation in Utah.



LUCYBETH RAMPTON LIFETIME ACHIEVEMENT AWARD

James W. Christopher, SLC

HERITAGE BUSINESS

Bennion Jewelers

Zions Bank

ADAPTIVE USE

High West Distillery for the Nelson Cottage, Park City

Phil and Jon Lear for the Major Downey Mansion, SLC

Lear Holdings for 780 E. South Temple, SLC

Publik Coffee Roasters for 975 S. West Temple, SLC

Wasatch Academy for the First Presbyterian Church, Mount Pleasant

CURBSIDE REHABILITATION PROJECT

Donna and Jerry Spangler for 2529 Jackson Avenue, Ogden

ORGANIZATION

K.E.E.P. Yalecrest, SLC

STEWARDSHIP

The Church of Jesus Christ of Latter-day Saints for the Eagle Gate, SLC

STABILIZATION, RESTORATION, OR RENOVATION

The Church of Jesus Christ of Latter-day Saints for the Manti Tabernacle, Manti

Fischer Regan Enterprises & Murphy Family Trust for the Rex Theater Building

and Star Noodle Sign, Ogden

Megan and Tim Gibbons for 1419 Harvard Avenue, SLC

Larry Myshyniuk for 729 South 500 East, SLC

Sally and Randy Padawer for the McIntyre Mansion, SLC

Peoples Utah Bancorp for the Bank of American Fork Building,

American Fork

University of Utah for the Sterling W. Sill Center, SLC

Projects pictured at left are 729 South 500 West (above) and the Sterling Sill Center at the University of Utah (below).

HISTORIC PROPERTIES PROGRAM

The Historic Properties Program encompasses the Revolving Fund Loan Program and the Easement Program, as well as community education programs on rehabilitation techniques, providing resources for the preservation and protection of historic buildings throughout Utah.

Easement Program

Preservation Utah currently holds 125 easements on historic properties across Utah. Since the early 1970s, preservation easements have been used as a special tool to ensure a building's historic integrity is preserved in perpetuity (forever). While Preservation Utah is responsible for upholding the terms of each easement, the properties remain in private ownership. In 2016, Preservation Utah accepted one new preservation easement on the Ladies' Literary Club building at 850 E. South Temple, SLC. The Ladies' Literary Club building is the third easement that includes interior spaces in the protective covenants within the easement, unlike the other two which are exterior easements only.

Loan Program

The Revolving Fund Loan Program provides intermediate-term, low interest loans to stabilize, renovate, and restore historic buildings throughout Utah. All the funds have been raised privately and are restricted to Loan Program use. In 2015, the Michael Mahaffey Legacy Fund was created to honor and recognize the service that Michael Mahaffey and Home-Tech Inc. provided to Preservation Utah and owners of historic properties across the state of Utah. In 2016, the Historic Properties Committee approved three loans:

- Preliminary loan for \$175,000 for the Serta Mattress Building, 535 W 300 S, SLC,
- Additional loan funds of \$23,000 for a mid-century modern home in Holladay,
- Loan for \$21,000 for a property in the Capitol Hill Historic District.

Preservation at Work

We are pleased to again partner with the Redevelopment Agency of Salt Lake City on the second Preservation at Work Project House. The c. 1910 duplex at 528 N. Arctic Ct. in the Capitol Hill Historic District began rehabilitation in early 2016 after a community open house. Interior demolition proceeded in the summer and planning for public workshops began.

In addition to rehabilitation of 528, Preservation Utah headed up its first design competition. On behalf of the RDA, designs for a new, single-family house to be built at 524 N. Arctic Ct. were solicited. Through in-person voting at the Marmalade Library and online voting, over 1,400 votes were received, and a Jury Award and People's Choice Award were given at the annual Heritage Awards.

SAVING PLACES

While the mission of Utah Heritage Foundation is to keep the past alive, not only for preservation, but to inspire and provoke a more creative present and sustainable future, we are often the first call when it comes to making “the save” of beloved community landmarks. We assist members of the community with creative, strategic planning to meet their goals, which takes intensive planning, coordination, and staff resources.

Kimball Garage, Park City

For several decades, the Kimball Garage served as the home of the Kimball Art Center. The center moved off Main Street in 2015 and considered several developers and development options for selling the property. An initial proposal to build an addition and create a mixed-use building on the site was not pursued after the first designs did not meet preservation standards and guidelines. A second proposal to create ground floor retail space and have an event venue on the second floor was more successful. Preservation Utah weighed in on both proposals. The second proposal desired to use the roof of the historic garage for outdoor event space, which meant the loss of one of the two historic barrel vaults in the ceiling. Our comments reflected that while the barrel vaults are character-defining features of the interior, they are largely hidden on the exterior at street level by the parapet wall, and therefore is an acceptable compromise to retain one in the allowance of a new use for the building.



Rendering of the second proposal for the historic Kimball Garage courtesy of Park City Municipal Corporation.

Developers Target Historic South Temple

With real estate helping to fuel the economic rebound, developers were seeking to build several new medium and high density apartment projects on and near historic South Temple Street. The amount of development pressure from these four projects hearkened back to the development pressure fifty years prior, which led to the founding of Utah Heritage Foundation. Our advocacy throughout the year on the potential negative impacts of over-scaled, non-descript development within the context of South Temple changed the initial proposal for each of the four projects. Applications were approved for new construction at 480 E. South Temple and 35 South 900 East, both market-rate apartments. Projects at 508 and 1117 E. South Temple were still in process at the end of 2016.



Rendering a recent proposal for development on South Temple Street. Courtesy of the Salt Lake Planning Division.

MAP OF ASSISTANCE



EDUCATION PROGRAMS & TOURS

Utah Heritage Foundation expresses profound gratitude to our Volunteer Guild. With a total of 322 volunteers who served our organization in 2016, it is their talent, knowledge, and enthusiasm that make it possible for us to share the beauty and fascinating history of Utah's historic environment with thousands of residents and visitors each year.

Free Public Tours

Docents lead free tours of the Salt Lake City & County Building, the Kearns (Utah Governor's) Mansion, and Memory Grove to 1,556 people. In addition, approximately 2,600 self-guided walking tour guide books of Salt Lake City were distributed in print.

School Programs

Over 1,200 school children toured the Salt Lake City & County Building, Kearns (Utah Governor's) Mansion, South Temple, City View Memoriam, and Memory Grove. We distributed 31 curriculum guides on Utah's historic architecture free of charge to schools both by mail and downloaded from our website, as well as distributed 46 copies of the "Time Travel on South Temple" walking tour booklet for children.

Salt Lake Modern

The Salt Lake Modern Committee held events in 2016 including an evening learning about the designs of Cliff May. Bim Oliver talked about the influence of the ranch style house on Utah and how Cliff May was an integral part of its success, both in Salt Lake City and Southern California. We were also delighted to host Cliff May's daughter, Hillary Jessop, at the event and were thrilled to hear her personal stories of her father and her views on his influential design. Salt Lake Modern also hosted Charles Phoenix for a lecture followed by outing at a mid-century home in Holladay for an evening to celebrate Utah's mid-century style.

45th Annual Historic Homes Tour

The 45th Annual Historic Homes opened eight homes in the University neighborhood. The architecture of the homes varied from Victorian to Prairie style Bungalows, and even included a four-square style home that was converted into a Tudor Revival.

50th Anniversary Events

Utah Heritage Foundation celebrated the 50th Anniversary of the organization. We compiled major accomplishments throughout the organization's history and used social media to highlight the successes. We also hosted events branded for the anniversary including Charles Phoenix and our Annual Fundraising Gala. And on December 1, 2016, we officially changed our organization's name to Preservation Utah.

Top - Mid-century Modern Enthusiasts visit the historic Putnam residence in Holladay as part of Utah Heritage Foundation's 50th Anniversary celebrations. Bottom - Attendees mingle at the 2016 Golden Anniversary Gala held at Memorial House in Memory Grove Park.



MEMORIAL HOUSE

We hosted 134 events at Memorial House in 2016 (109 paid, 25 comped), a 26% increase from the previous year. Eighty-four of these events (64% of our total events) were wedding ceremonies and/or receptions, 12 were nonprofit or community events and performances, and the remainder were corporate parties, celebrations of life, and other group gatherings. Approximately 19,200 people attended events during 2016. Our increase in marketing avenues helped to facilitate these sales as well as assist in the event planning process.

We also completed a variety of other building stewardship and maintenance projects in 2016. In January, the main hall floor was refinished and repairs were made to the kitchen ceiling. A new and more secure linens shed was installed in the back driveway. During summer of 2016, we contracted with a new landscaper, which greatly improved the beauty of our grounds. Other improvements throughout the year included: pressure washing of the building and patio, steam cleaning the floors and rock wall, touch-up painting in the main hall, and HVAC improvements.



LADIES' LITERARY CLUB

The historic building at 850 E. South Temple began as a place for well-heeled Utah women devoted to culture and to the arts. Constructed in 1913, its Prairie-style architecture drew hundreds of women to readings, recitals, and parties. The ladies donated the building to Utah Heritage Foundation in 2013 and now the cultural legacy continues with visual artists and entrepreneurs, Photo Collective Studios. After renovations, "The Clubhouse" is a tribute to its past and reopened in the fall of 2016 as a community hub for public events, cross-disciplinary arts and education. The space will also be available for rent as a venue for photo and film shoots. We are delighted that the building is open to the community for use as a cultural venue.