

# 2015 ANNUAL REPORT



Utah Heritage Foundation celebrates a momentous occasion in 2016 – our 50th year. Looking at our 49th year in 2015, it was a time that we took the opportunity to reflect on the past as well as looked forward several years into the future. During the year we served nearly 40,000 participants through our programs and provided assistance to people in communities from Cache County to Kane County.

We’ve been so fortunate to have tremendous leadership on the Board of Trustees, on committees and on staff, and in communities throughout the state where we work. Fiscal Year 2015 was no different as Chris Anderson completed his second term as chair of the Board of Trustees. I extend my deepest thanks to Chris for his tremendous service at the helm over the last two years. Michael Mahaffey, our trustee, friend and colleague succumbed to cancer in 2015 and we all miss him dearly. Michael’s vision and work led to some of our biggest achievements during 2015. The Preservation at Work Project House, a partnership with the Redevelopment Agency of SLC, was completed and sold. A second Project House was identified and this time, included an infill design competition for the adjacent vacant lot. Under The Michael Mahaffey Legacy Fund, we launched and capitalized a new loan fund for direct rehab and loans. And lastly, Utah Heritage Foundation received its first protective easement for a mid-century era house (located in Millcreek Township) and listed the house in the National Register with significance as the first John Sugden design to be built in Utah.

The tireless energy, ideas, and commitment of many individuals were instrumental during 2015. They have gone the extra mile in their service for Utah Heritage Foundation and are well-deserved of commendations beyond our means. From our volunteers alone, they have provided us with services valued at over \$41,000. Among our hundreds of dedicated volunteers, we recognized Teddie Krause with the Volunteer of the Year award. The staff experienced stability with no turnover.

But volunteers aren’t always enough. Only with your help and support, can we continue to take action to save Utah’s historic places. So share your enthusiasm and knowledge. Your contagious enthusiasm can lead us to ever greater success.

Kirk Huffaker, Executive Director



## FINANCIAL REPORT

Complete audited financials are available on our website.

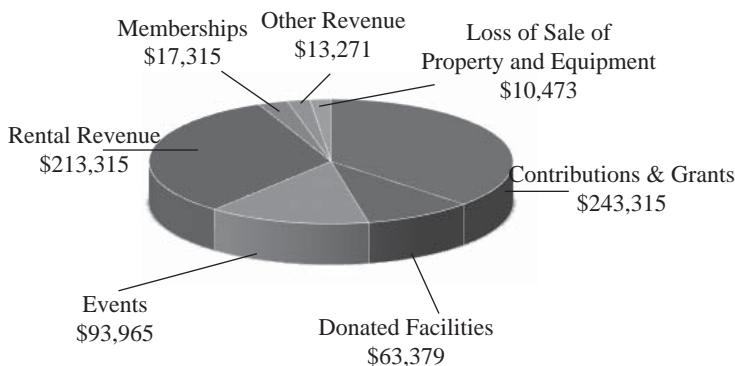
### ASSETS

Cash and cash equivalents	\$44,427
Receivables	\$3,736
Property and equipment	\$527,707
Restricted assets	
Cash and cash equivalents	\$350,569
Unconditional promises to give	\$1,050
Mortgages Receivable (Loan Prog)	\$359,788
<b>TOTAL</b>	<b>\$1,287,277</b>

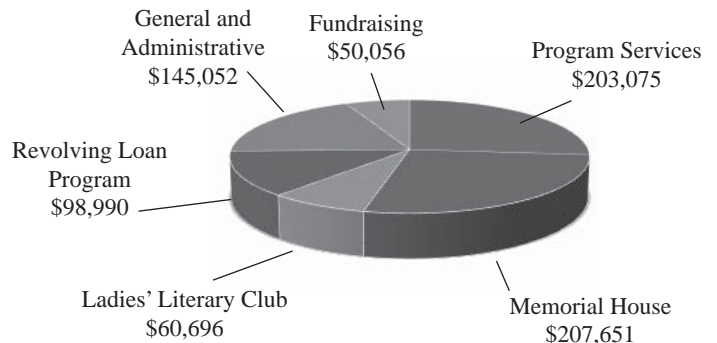
### LIABILITIES AND NET ASSETS

Accounts payable	\$6,784
Deferred revenue	\$27,355
Accrued liabilities	\$14,846
Payable to SLC Corp (Loan Program)	\$300,000
Net Assets/Unrestricted	\$526,885
Net Assets/Temporarily restricted	\$103,955
Net Assets/Permanently restricted	\$307,452
<b>TOTAL</b>	<b>\$1,287,277</b>

### INCOME



### EXPENSES



## 2015 HERITAGE AWARDS

In 2015, thirteen awards were presented in recognition of excellence in historic preservation. The Lucybeth Rampton Award was presented to the George S. and Dolores Doré Eccles Foundation who has consistently demonstrated their commitment to historic preservation and have significantly impacted the preservation movement in Utah.

**LUCYBETH RAMPTON LIFETIME ACHIEVEMENT AWARD**  
George S. and Dolores Doré Eccles Foundation, SLC

**ADAPTIVE USE**

Herb and Wendy Basso for Ka'ili's Restaurant, Santa Clara  
The University of Utah for the Historic Fort Douglas PX Building, SLC  
Wasatch Academy for the Studio Arts Center, Mount Pleasant

**CURBSIDE STABILIZATION, RESTORATION, OR RENOVATION**  
Stan Penfold for 229 M Street, SLC

**STABILIZATION, RESTORATION, OR RENOVATION**

Darin and Saralinda Bell for 1532 E. Michigan Avenue, SLC  
The Redevelopment Agency of Salt Lake City for 571 N. Pugsley Street, SLC  
Nate and Rebecca Christensen for 96 West 400 North, Manti  
Habitat for Humanity of Utah County for the George Taylor, Jr. House, Provo  
Park City Historical Society & Museum for Park City's Mining Era Structures, Park City

**INDIVIDUAL**

Nancy Dalton, Paragonah

**STEWARDSHIP**

D'Ann Andersen for 770 E. Northcrest Drive, SLC  
Adam and Chelsea Stevenson for the Nathan T. Porter House, Centerville

*Photos:*

*Top - 770 E. Northcrest Drive, Front facade.*

*Bottom - Studio Art Center at Wasatch Academy.*



## HISTORIC PROPERTIES PROGRAM

The Historic Properties Program oversees the Revolving Fund Loan Program and the Easement Program, two programs that provide resources to help with the preservation and protection of historic buildings throughout Utah.

**Easement Program**

The Easement Program currently holds 123 easements on historic properties across Utah. Utah Heritage Foundation uses preservation easements as a special tool to ensure a building's historic integrity is preserved forever. While Utah Heritage Foundation is responsible for upholding the preservation terms of each easement, the properties remain in the hands of private owners.

In 2015, we accepted preservation easements on three historic properties: the Roberta Sugden House in Millcreek, the Project House at 571 N. Pugsley Street in Salt Lake City, and the Fisher Mansion and Carriage House in Salt Lake City.

**Loan Program**

The Revolving Fund Loan Program, established in the 1970s, is made up of four funds totaling to serve property owners throughout the state. The program provides intermediate-term, low interest loans to stabilize, renovate, and restore historic buildings. In 2015, The Michael Mahaffey Legacy Fund was created to honor and recognize the service that Michael Mahaffey and Home-Tech Inc. provided to historic properties across the state of Utah.

In 2015, the Historic Properties Committee approved three loans: a Statewide Fund loan for \$27,500 for a mid-century modern home in Holladay (pictured bottom right), a PAST Fund loan for \$16,000 for a property in the Avenues Historic District (pictured top right) and a PAST Fund loan for \$60,000 for a property located in the Capitol Hill Historic District.

**Preservation at Work**

In 2015, Utah Heritage Foundations sold the Preservation Project House on Pugsley Street and identified the second project house on Arctic Court.



**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 a creative, strategic plan to meet their goals, which takes intensive planning, coordination, and staff resources.



**Roberta Sugden House, Millcreek, Salt Lake County**

*Photos courtesy of cityhomeCOLLECTIVE*

Utah Heritage Foundation received its first protective easement for a mid-century era house, paving the way for future property owners to also commit to protect Utah’s post-World War II architectural legacy. Located in Millcreek Township of Salt Lake City, the house was the first to be designed by renowned local architect John Sugden. Construction was completed in 1955 and still retains a high level of architectural integrity. Sugden studied under Mies van der Rohe at IIT in Chicago and Sugden’s legacy is highly reflective of principles taught by Mies. Utah Heritage Foundation also achieved successful listing of the site in the National Register of Historic Places.



**Northwest Pipeline Building, Salt Lake City**

Working with Salt Lake City’s Housing and Neighborhood Development Division, Utah Heritage Foundation played a critical role in making historic preservation one of the key priorities in the Request for Proposals process for redevelopment of the former Public Safety Building site. Included in the sale of the site is the National Register-listed Northwest Pipeline Building, a 1958 design by architect Slack Winburn. The development team of Cowboy Partners, Form Development, Architectural Nexus, and Big-D Construction won the exclusive right to negotiate with the city to purchase the property. Plans for the historic International style building are for its conversion to market rate housing and ground floor commercial space, while the rest of the site will include affordable rate units and permanent supportive housing. Due to its listing on the National Register, rehabilitation of the Northwest Pipeline Building is eligible to qualify for federal rehabilitation tax credits.

**MAP OF ASSISTANCE**



## EDUCATION PROGRAMS & TOURS

Utah Heritage Foundation expresses profound gratitude to our Volunteer Guild. With over 500 volunteers in 2015, it is their talent, knowledge, and enthusiasm that make it possible for our organization to share the beauty and fascinating history of Utah's historic built environment with literally thousands of residents and visitors each year.

### Free Public Tours

Utah Heritage Foundation docents conducted tours of the Salt Lake City & County Building, the Kearns (Utah Governor's) Mansion, Memory Grove, Memorial House, South Temple Street, Salt Lake City Cemetery, and many other historic places to over 6,500 people. In addition, 4,000 self-guided walking tour guide books of Salt Lake City were distributed in print and approximately 2,500 were downloaded from our website.

### School Programs

Nearly 1,900 school children toured the Salt Lake City & County Building and the Kearns (Utah Governor's) Mansion with Utah Heritage Foundation. We also distributed 154 curriculum guides on Utah's historic architecture free-of-charge to schools both by mail and downloaded from our website, as well as distributed over 500 copies of the "Time Travel on South Temple" walking tour booklet for children.

### Salt Lake Modern

The Salt Lake Modern Committee held its fifth tour "Let There be Light" featuring Mid-century Modern churches. The tour included six churches located in Salt Lake County, of varying denominations - all built between 1955-1965. Salt Lake Modern held two other events including an event in celebration of a John Sugden designed home in Millcreek being put on the National Register of Historic Places and a pop-up tour of the newly renovated offices of Lear & Lear law firm located at 780 E. South Temple.

### Preservation Conference & Homes Tour

The 2015 Utah Preservation Conference, Preservation in Motion, started with the Heritage Awards Dinner at The Leonardo with 125 people in attendance. The next day brought conference education sessions at the Officer's Club at Fort Douglas on the University of Utah Campus. The day's events also include a free public lecture by our keynote speaker, Alan Hess, an author and an architecture critic for the *San Jose Mercury News*, Certified Local Government (CLG) training, and an outdoor walking tour of the post-war buildings on the University of Utah Campus with Bim Oliver. The 44th Annual Historic Homes Tour opened eight private homes along Harvard and Princeton Avenues in the Yalecrest neighborhood.

*Top - The Community of Christ Church, previously the Reorganized Church of Jesus Christ of Latter-day Saints, built 1955. Bottom - Attendees mingle at the 2015 Heritage Awards Dinner and Presentation held at The Leonardo.*



## MEMORIAL HOUSE AND LADIES' LITERARY CLUB

We hosted 106 events at Memorial House in 2015, a 16% increase from the previous year. Sixty-eight of these events (72% of our total events) were wedding ceremonies and/or receptions, eighteen were nonprofit or community events and performances, and the remainder were corporate parties, celebrations of life, and other group gatherings. Our new and improved Memorial House website helped to facilitate these sales as well as assist in the event planning process.

We also had some large building and grounds projects come our way in 2015. Most notably, the retaining wall behind the building was reconstructed with better reinforcements to protect the building from hillside erosion and help prevent a potentially disastrous landslide situation. Along with this, our South Lawn stone wall was carefully rebuilt in its original style using rounded river rocks, and the garden landscaping was restored. The City and contractors were, overall, mindful of the historic nature of the property as well as our organizational priorities, which made the inherently intrusive project feel far more manageable. We also completed a variety of other building stewardship and maintenance projects in 2015, including indoor and outdoor paint work and HVAC improvements.

It was a bittersweet year for us regarding the Ladies' Literary Club Building, as we came to terms with the reality that selling the building would be our most advisable path. It was heartwarming to see how much interest there was in the community regarding the future of the building. Everyone can rest assured knowing that the building will be protected into the future with a preservation easement prescribing how the building's features (both inside and out) will be preserved. One should expect no less from Utah Heritage Foundation, of course. There was also great interest throughout the year from potential buyers/lessees, keeping our realtors busy. We sought to find the right match, taking financial feasibility, intentions for use, and preservation ethics into account. This process continued as we entered 2016. Throughout the building's for-sale period, we continued to make the building available to the public and community groups for event and meeting use. While we had more limitations in our ability to book events, we still in total hosted seventy-five events in the space during 2015.

