

Purpose

The General Plan currently does not have a section outlining the goals of Centerville in relation to Historic Preservation. One of the desires of the Historic Sites Committee was to create a section within the General Plan that outlined a positive and active historic preservation program within the City.

Centerville is a community that has evolved in to a wide range of differing eras of subdivisions and homes. Because of the wide range of differing ages of homes, many may not see the historic significance within the community. However, the Committee believes that Centerville has a rich fabric of historic places that should be showcased and preserved.

Discussion

Discussions began with the Committee in January of 2011 by assessing ideas and for what they believed the long range vision was. Through additional training and a Reconnaissance Level Survey the Committee's ideas grew into more developed objectives. On June 23, 2011, a work session was conducted in which the Committee created a proposed section for the General Plan relating to historic preservation.

Research

Much of the background concepts of the general plan, were found by researching communities and adapting the ideas to Centerville. In addition, the Utah State Historic Preservation Offices also had information regarding how an historic preservation program should be conducted.

Background Summary to the Historic Preservation Plan

As mentioned previously, a Reconnaissance Level Survey was conducted, that greatly guided the Committee to what the General Plan should include. A Reconnaissance Level Survey is an analysis of the historic resources found within a community. The survey was conducted May of 2011 and covered approximately 236 homes from 100 East to 600 East and 100 North to Porter Lane. This section of the City is considered the historic core and the Committee felt it appropriate to begin the survey in this location. As part of the survey, homes were identified that were the most historically significant and would be eligible for a National Register nomination (*see summary on page 2*). In addition, the survey indicated several goals Centerville could work toward, such as continuing surveys throughout the City, creating an historic district and changing the committee to a commission status.

Each form of research helped the Committee to create a document that met, what they believe, the goals of the City in regard to historic preservation may be.

Creation and Explanation

The Historic Preservation Plan has been created into four distinct goals:

1. Support the creation of an Historic Preservation Commission
2. Expand the number of local and national historic sites
3. Introduction of historic districts within Centerville
4. Increase education efforts in regard to historic preservation

Each goal is formulated with subsequent objectives of how the goal may be accomplished. The Committee believed

that each goal had equal significant importance in creating a successful historical preservation program. Each goal and objective was developed with a long range vision in mind that would help guide the City for the future.

In addition to the goals and objectives a map has been included within the document to be used as a guiding tool for historic preservation decision making. The map shows an overview of homes built prior to 1961 and have color coded them into significant eras. This map could help in showing areas for additional surveys, historic patterns, location of national nominations and possible district locations. Since this map was created in 2011, it should be updated every few years in order to

keep it up to date with new homes that may be eligible and to indicate any new homes placed on the National Register of Historic Places.

Conclusion

The Committee also believed that the Historic Preservation Plan would be a working document, meaning that it would need to be reviewed and revised as found necessary. The following document has been created by the Centerville City Historic Sites Committee for the purpose of guiding the City in regard to historic preservation.

Summary of the 2011 Reconnaissance Level Survey

Evaluation

Evaluation	Quantity	Percentage
A ELIGIBLE/SIGNIFICANT	25	11%
B ELIGIBLE/CONTRIBUTING	79	35%
C INELIG./NON-CONTRIBUTING	25	11%
D OUT-OF-PERIOD	96	43%
Total:	225	

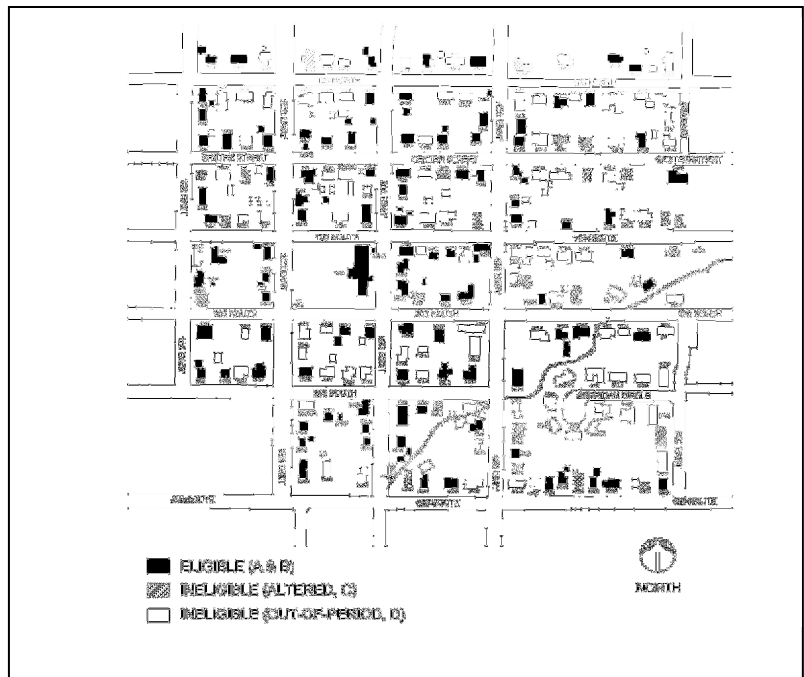
Evaluation - All

Evaluation	Quantity	Percentage
A ELIGIBLE/SIGNIFICANT	25	11%
B ELIGIBLE/CONTRIBUTING	79	33%
C INELIG./NON-CONTRIBUTING	25	11%
D OUT-OF-PERIOD	96	41%
U UNDETERMINED	3	1%
X DEMOLISHED	8	3%
Total:	236	

Construction Date Decade

(A or B rated buildings only)

Decade	Quantity	Percentage
1860s	4	4%
1870s	5	5%
1880s	7	7%
1890s	7	7%
1900s	5	5%
1910s	7	7%
1920s	7	7%
1930s	8	8%
1940s	26	25%
1950s	19	18%
1960s	9	9%
Total:	104	



STRATEGIES TO HISTORIC PRESERVATION

Vision

The building foundation of a community derives from its history. Some of the greatest contributions to Centerville may be found within the historical structures, places and people that have made a significant impact to our community. The structures and places associated with the events and people of this region, should be recognized and protected for future generations.

GOALS:

1. Support the creation of an Historic Preservation Commission

This goal is intended to create a Commission from the existing Historic Sites Committee that has already been established. This change would allow the Commission to have stewardship over the historic structures and places within Centerville. In addition, it would create a more efficient review and approval process for citizens seeking any alteration to an historic structure or property. Finally, it would alleviate the added review and decision making by the Planning Commission.

OBJECTIVES:

1.A. Encourage the preservation of historic sites and landmarks that are significant to the community in regard to persons, events, architectural style or have yielded information important to history or pre-history (such as archeological sites).

1.B. Participate in the review process of all structures or sites that may qualify to be on the Historic Landmark Register or the Historic Sites List, then make appropriate recommendations to the City Council.

1.C. Recommend to the Planning Commission and City Council zone text and zone map amendments relating to historical preservation.

1.D. Review the historical context only, for all remodels, alterations, demolitions and significant maintenance of historic structures and/or properties, with all Building permits being reviewed by staff.

1.E. Promote education among the citizens of Centerville in regard to the community's historic past, and

1.F. Ongoing education for the Historic Preservation Commission

*GOALS:***2. Expand the number of local and national historic sites.**

Centerville's historic structures and sites are an important aspect of the identity of the community and should be celebrated and preserved. This goal helps to encourage these preservation efforts.

OBJECTIVES:

2.A. Update Chapter 12-61, Historic Buildings and Sites, in regard to historic buildings and sites to give an enhanced clarity on the guidelines of being on the National and/or Local Registers.

2.B. Encouragement, education and assistance should be given by the Historic Preservation Commission and City staff to citizens who have homes that qualify for National and/or Local listings.

2.C. Periodically perform or have performed by a consultant Reconnaissance Level Surveys and Intensive Level Surveys to take an adequate inventory of the historic framework within the City.

2.D. Educate the property owners of historic homes with an information packet that identifies federal tax credits, benefits for being listed on the National Register, preservation resources and other helpful topics for living in an historic home. Also, the City should provide other zoning incentives to promote being listed on the National and/or Local Register.

2.E. Advocate the benefits of restoration, preservation and reuse before promoting the demolition of historic structures.

2.F. Create an excitement among citizens in regard to historic structures and places through continual outreach programs, educational and visual efforts or other related activities.

*GOALS:***3. Introduction of historic districts within Centerville**

As part of a vibrant historic preservation program, historic districts are formed to preserve and celebrate a geographic location that has historic significance to the community. An historic district can foster a sense of pride, not only among those living within a district, but to all community members.

OBJECTIVES

3.A. Conduct Reconnaissance Level Surveys throughout the City to gain a greater understanding of where possible historic districts could be located.

3.B. Work with property owners and other citizens in establishing a vision of what criteria and guiding principles the public desires for a proposed historic district.

3.C. Create a positive approach to historic districts by educating the public and making the districts more of a celebratory listing.

3.D. Support infill guidelines that promote the preservation of existing historic structures and proper design criteria for new homes adjacent to historic homes. Yet, infill guidelines should still allow for adequate flexibility in regard to new construction and not be regarded as a burden to the property owner.

3.E. Updates to the zoning map establishing historic districts should be encouraged.

3.F. The placement of historical markers, maps, individual property signage, entryway signage and information kiosks should be encouraged within newly formed districts. In addition, walking/biking tour maps, historical pamphlets/books, virtual tours and other educational tools should be created to tell the story of each individual district.

*GOALS:***4. Increase education efforts
in regard to historic
preservation**

Creating an understanding of the historical past of the community will encourage a sense of pride among Centerville citizens. In order to preserve the historic character of the City, educational efforts must be supported through all variety of tools and activities that are available.

OBJECTIVES:

4.A. Implement appreciation and recognition programs for those who make a significant contribution to historic preservation within Centerville.

4.B. The Historic Preservation Commission should work with local schools and the Museum Board, when appropriate, in regard to public education and printed material.

4.C. Create books, brochures, pamphlets, flyers, posters, maps, audio and visual presentations, social media and other forms of written and visual material to promote, educate and entertain the public in regard to Centerville's historic past, properties, structures and people.

4.D. Regular tours should be conducted to showcase homes, neighborhoods and the history of the community. Walking tour maps should be created to encourage citizens to experience Centerville by foot.

4.E. The placement of historical markers, maps, individual property signage, entryway signage and information kiosks should be encouraged within newly formed districts and historic streets and neighborhoods.

4.F. Historic preservation activities should be encouraged at all major community events in order to educate and excite the public in regard to the history of Centerville.

4.G. Annual art programs should be promoted in order to showcase the historic past of the community.

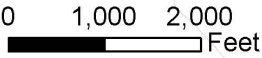
GOALS:

- 4. Increase education efforts in regard to historic preservation, Cont.**

OBJECTIVES:

- 4.H. Efforts should be made to promote the gathering, collection and research of historic resources, such as stories maps and photographs of the places and people from Centerville's past

Historic Homes Older Than Fifty Years



Date: 8/31/2011



Year Home was Built (Parcels)

- 1854 - 1900
- 1901 - 1910
- 1911 - 1920
- 1921 - 1930
- 1931 - 1940
- 1941 - 1950
- 1951 - 1961
- 1962 - 2010
- CityBoundary

