



160 SOUTH MAIN  
FARMINGTON, UT 84025  
FARMINGTON.UTAH.GOV

## CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, September 19, 2023** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so to [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov)

### WORK SESSION – 6:00 p.m.

- Discussion of regular session items upon request

### REGULAR SESSION – 7:00 p.m.

#### CALL TO ORDER:

- Invocation – Brigham Mellor, City Manager
- Pledge of Allegiance – Melissa Layton, Councilmember

#### PUBLIC HEARINGS:

- Main Street Landmark Register Request **3**
- Zone Text Amendment regarding Garage Placement Standards in the OTR Zone **80**
- Zone Text Amendment regarding fences and open storage. **85**
- Business License Regulations – Fireworks Outlets **91**
- Amendments to Section 6-1-027: PROPERTY OWNERS' ASSOCIATIONS to eliminate the requirement for property owners' associations to pay a fee to be registered with the city **96**
- Zone Text Amendment regarding Tile 16 Stormwater Regulations **101**

#### BUSINESS:

- Consolidated Fee Schedule (CFS) Update **106**

#### GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

#### ADJOURN

**CLOSED SESSION** – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

*I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on September 14, 2023*

**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**PUBLIC HEARING:** Main Street Landmark Register Request

**GENERAL INFORMATION:**

See staff report prepared by David Petersen, Community Development  
Director

**CITY COUNCIL STAFF REPORT**

**To:** Mayor and City Council  
**From:** David Petersen – Community Development Director  
**Date:** 9/19/2023  
**Subject:** Main Street Landmark Register Request

**RECOMMENDATION**

1. Receive initial input from property owners of historic resources on Main Street with regard to the proposed Landmark Register designation.
2. Move that the City Council table consideration of the Landmark Register designation request to allow time for additional feedback from property owners, to better understand the material in the staff report, and for further study.

**BACKGROUND**

Information related to the Farmington City Historic Landmarks Register is found in Section 11-39-050 of the Zoning Ordinance. This section includes, among other things, sub-sections about criteria, notification, designation, and results of designation.

TIMELINE	
Jan., 2011	Farmington Main Street Standard Reconnaissance Level Survey Final Report, Prepared by: Beatrice Lufkin (Historic Preservation Consultant)
2012	National Register of Historic Places Registration Form
2012	Designation to the National Register of Historic Places
May 2, 2022	Main Street District Open House where the FCHPC provided information about the Farmington City Historic Landmarks Register and received input from property owners.
	o Benefits for Historic Buildings and Structures in Farmington
	o Benefits of Landmark Register Designation [note: this repeats some information contained in the previous “Benefits” handout]
	o Historic Districts Are Good for your Pocket Book
	o Renovations “Decision Tree”
	o Zone vs. Historic Designation Chart
	o Historic Building Demolitions
	o Interactive Main Street Historic District Map
	o Main Street Historic District Parcel Map
	o Initial Main Street Property Owner Feedback Summary
June 1, 2023	FCHPC Letter of Request for Main Street Landmark Register Historic District

June 26, 2023	FCHPC meeting to determine if the request met the Landmark Register Historic District recommendation criteria.
	o Landmark Designation Recommendation Criteria: Section 11-39-050 C. of the Zoning Ordinance.
	o FCHPC Proposed Landmark District criteria determination.

**Supplemental Information**

1. Main Street National Historic District Map
2. Benefits for Historic Buildings and Structures in Farmington
3. Benefits of Landmark Register Designation [note: this repeats some information contained in the previous "Benefits" handout]
4. Historic Districts Are Good for your Pocket Book
5. Renovations "Decision Tree"
6. Zone vs. Historic Designation Chart
7. Historic Building Demolitions
8. PDF of Interactive Main Street Historic District Map
9. Main Street Historic District Parcel Map
10. Initial Main Street Property Owner Feedback Summary
11. FCHPC Letter of Request for Main Street Landmark Register Historic District
12. Landmark Designation Recommendation Criteria: Section 11-39-050 C. of the Zoning Ordinance.
13. FCHPC Proposed Landmark District criteria determination.
14. Section 11-39-050 of the Zoning Ordinance titled Farmington City Historic Landmark's Register
15. Farmington Main Street Standard Reconnaissance Level Survey Final Report, Prepared by: Beatrice Lufkin (Historic Preservation Consultant)
16. National Register of Historic Places Registration Form

Respectfully submitted,

*David E. Petersen*

David Petersen  
Community Development Director

Review and concur,



Brigham Mellor  
City Manager

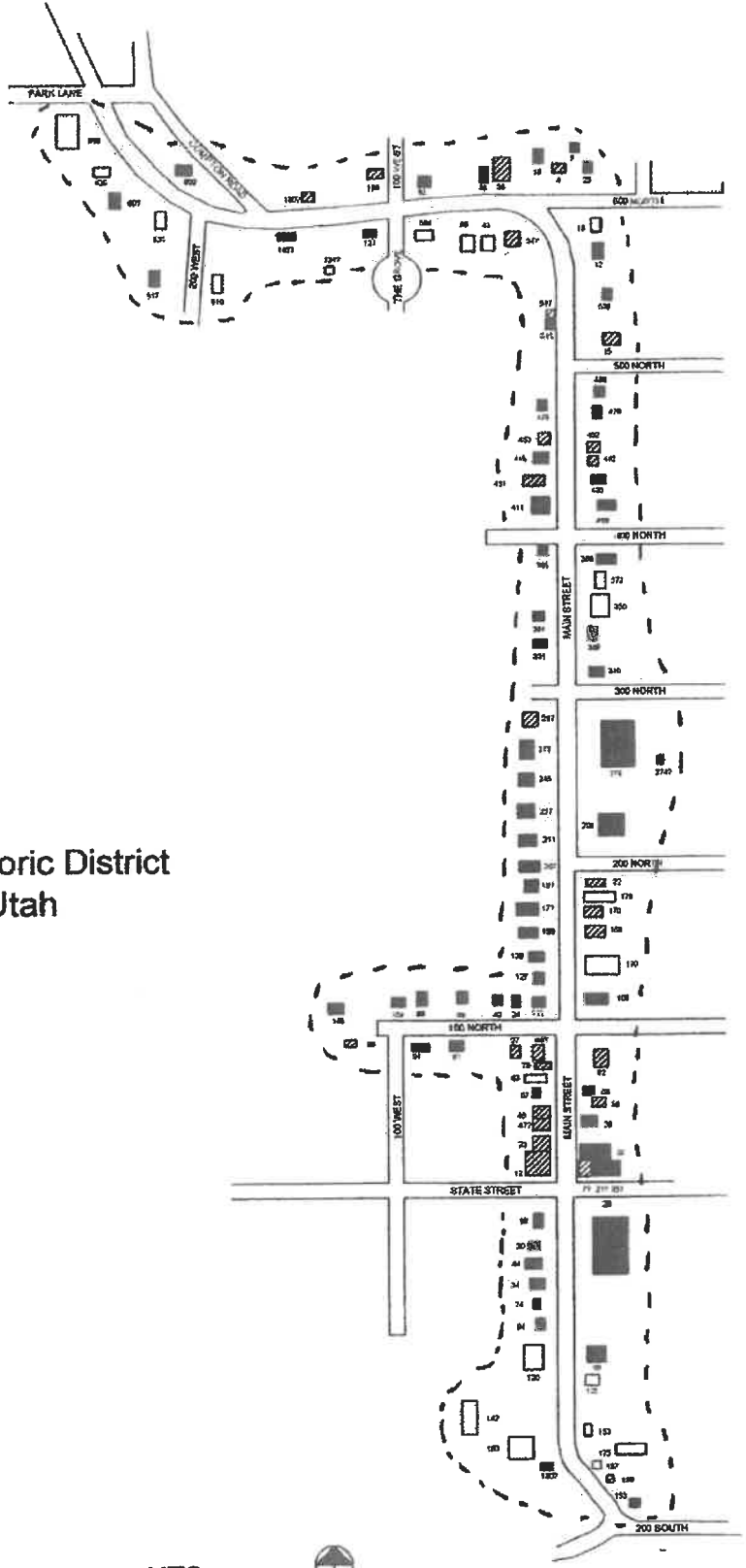
# Farmington Main Street Historic District Farmington, Davis County, Utah

- Contributing - A & B sites
- ▨ Non-contributing / Altered - C sites
- Non-contributing / Out of period - D sites

Boundary - - - -

Beatrice Lufkin 2011

NTS



# Benefits for Historic Buildings and Structures in Farmington

- In recent years, Farmington City updated its ordinances to provide for increased development opportunities and flexibility over and above what is allowed in the underlying zone (under certain circumstances) for owners who agree to preserve and maintain their historic homes and/or resources.
- Technical Assistance and Preservation: The designation results in greater oversight by the city including receiving a required "certificate of appropriateness" from the FHCP for such things as repairs, alterations, relocations, or demolitions.
- Access to Grants: Public and private organizations provide various grant opportunities. (example: Davis County Main Street Façade Grant)
- Federal income tax incentives are available for easements and rehabilitation. Properties such as income-generating buildings may be eligible for Federal Historic Preservation Tax Incentives.
- Tourism and Education Benefits: Farmington's Historic Downtown Walking Tour for example is a great tourism and education opportunity and features many properties on the Landmark Register already.
- Heritage Tourism: "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources"
- Education in the Innovation of Local Architecture: Downtown Farmington is dynamic, with alterations to existing structures and construction of new buildings occurring over time.
- Market Benefits/Property Values: Properties designated with local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods. Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.
- Official Recognition: A historic designation means that your property or neighborhood is recognized by the city as a key component of the community's architectural heritage.



## **BENEFITS OF LANDMARK REGISTER DESIGNATION**

Character-defining qualities of the neighborhood are preserved for future generations.

There are financial incentives for preservation: tax breaks, grants.

Neighborhoods are favorably affected, which, in turn, stabilizes property values, attracts families, and enhances livability.

Development is appropriately paced and community-minded.

Status symbol: owners can qualify for National designation, obtain commemorative plaques and be featured in City walking tours.

## **BENEFITS CONTINUED . . .**

The creation of an historic district demonstrates public commitment to an area.

Sometimes properties with historic districts appreciate much faster than values in the community as a whole.

Most often, historic districts protect properties from wild fluctuations in the market.

The idea that historic districts reduce property values is blatantly untrue.

Historic preservation promotes active community participation, it creates a bond between a community and its citizens.





## Historic Districts Are Good for Your Pocketbook:

.....  
The Impact of  
Local Historic Districts  
on House Prices in  
South Carolina

# Historic Districts Are Good for Your Pocketbook: ..... The Impact of Local Historic Districts on House Prices in South Carolina

Recent studies in South Carolina found that local historic district status increases house values.<sup>1</sup> The market recognizes the extra protection offered by local district status and rewards owners with a higher rate of return on their investments.

- ◇ In Columbia, house prices in local historic districts increased 26% per year faster than the market as a whole.
- ◇ In Beaufort, houses in the locally protected historic district sold for 21% more, all other factors being equal, than similar houses not in the district.
- ◇ In Greenville, establishing a local historic district caused prices of houses in the district to go up. House prices rose, on average, over 50% in just a few years.
- ◇ In six smaller towns and cities across the state, local historic district status was a positive factor in determining the value of a house. For example, in Georgetown, houses in the local historic district sold for 11% more than comparable non-district houses, while in Anderson, district houses sold for 36% more.

Local historic districts create a win-win situation for both homeowners and the community:

- ◇ Current owners can sell their houses for higher prices or make use of their increased equity,
- ◇ New homeowners can protect their investments in their houses and enjoy greater price gains, and
- ◇ The community strengthens its tax base.<sup>2</sup>

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<sup>1</sup> This is not to suggest that local designation lowers commercial property values. However, the South Carolina studies focused on residential properties, since the majority of locally designated properties in the state are residential.

<sup>2</sup> Ann Bennett, "The Economic Benefits of Historic Designation, Knoxville, Tennessee," 11. Reprint no. 15 in the Dollars and Sense of Historic Preservation series published by the National Trust for Historic Preservation, Washington, DC, 1998.

# What is a local historic district?

South Carolina has many neighborhoods of older and historic houses, from mill villages in the upstate to antebellum streets in Charleston. Countless owners have invested hundreds of hours and thousands of dollars to maintain and restore these houses.

In many communities, local laws help owners protect their investments by maintaining the historic look and feel of their neighborhoods. Beginning with Charleston in 1931, over 30 communities across South Carolina, from Anderson to Cheraw, from Fort Mill to Beaufort, have helped protect historic properties by adopting preservation zoning ordinances.

A preservation ordinance protects historic properties by officially recognizing historic areas, buildings and sites as local historic districts and landmarks. Owners of these locally designated properties get approval from a locally appointed board for exterior changes, additions, new construction, relocation and demolition, so that changes complement the historic appearance of the building and its surroundings. This approval process is called design review. By encouraging appropriate alterations and new construction that fits in with existing buildings, design review in local historic districts helps protect and enhance property values. It helps preserve the historic appeal of the neighborhood and protects owners from out-of-place intrusions.

Many historic properties and districts also receive federal recognition of their significance through listing in the National Register of Historic Places. However, this federal recognition provides limited protection for the historic properties because National Register listing has virtually no impact on what can be done to a property.

## Overview

From 1995 to 1998, the South Carolina Department of Archives and History funded four studies on house prices in local historic districts by John Kilpatrick of the University of South Carolina's College of Business.

The purpose of the studies was to answer the question frequently asked by homeowners in potential local districts and by potential buyers of houses in existing districts — “Will historic preservation zoning lower our property value?”

Studies in other states had found that the impact of local historic district designations on house prices is positive, including studies in Greensboro, North Carolina; Knoxville, Tennessee; and Fredericksburg, Virginia. While there was anecdotal evidence about the positive economic impact of local historic districts in South Carolina, there was no data to support it.<sup>3</sup> To insure reliable results, the studies were carefully designed.

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<sup>3</sup> A 1983 study in Charleston found that residential properties in the local historic districts had higher restoration rates than properties outside the district, but did not measure the impact on house prices.

**Data used:** Each study used sales prices rather than appraisal or assessment figures, which may not measure market values.

**Statistical tests:** Several different statistical models were used to test the impacts of local district designation. For example, the statistical model used in Columbia measured the long-term effect, while the model in Greenville focused on the impact on sales prices just after designation. By using several models, the research confirmed that historic district status has positive impacts in both the short and long term.

**District selection:** A cross-section of local historic districts in South Carolina was studied, from small towns to large cities, from the coast to the upstate: Aiken, Anderson, Beaufort, Columbia, Georgetown, Greenville, Rock Hill, Summerville, and Sumter. In each community, the local districts had been in place for several years. Some of the districts also had honorary National Register recognition.



Each of the four studies is explained and results are summarized on the following pages. They show that the answer to the question “will historic preservation zoning lower our property value?” is a resounding “NO.” In fact, these studies show that historic preservation zoning, which establishes local districts with design review, increases property values.

**“ Transaction prices of residential real estate in designated historic districts consistently indicate that the market values the protections which flow from such designation.”**

*John Kilpatrick, real estate researcher and author of the four studies on house prices*



Elmwood Park Historic District, Columbia

## Study Results: Columbia

As early as 1963, the City of Columbia had preservation provisions in its zoning laws. A separate preservation ordinance was adopted in 1974. The study focused on two locally designated historic districts — Elmwood Park Historic District and University Historic District.<sup>4</sup>

Elmwood Park is an early suburb adjacent to the downtown which developed in the first decades of the twentieth century. It includes Queen Anne, foursquare, Colonial Revival, and Craftsman-influenced houses. The University Historic District, adjacent to the University of South Carolina campus, developed about the same time and contains a wide variety of turn-of-the-century house styles.

### **The question for the Columbia study:**

***Does local historic district designation have a positive, negative, or neutral long-term effect on the prices of houses?***

A repeat sales methodology was used to measure the effect of local districts on house prices over time. The results show that local historic district designation

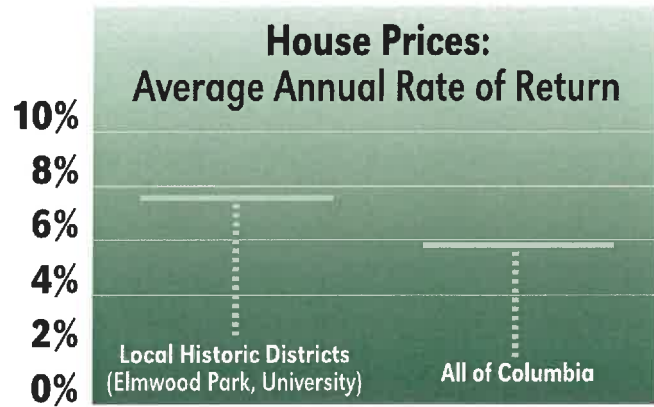
### **Repeat Sales Methodology**

**Here's how it worked in Columbia:**

- 1) Collected sales prices data on the 27 houses in the two districts that had sold two or more times between 1980 and 1994.
- 2) Calculated the average annual rate of return for houses in the two local historic districts using the sales prices and time between sales.
- 3) Calculated the average annual rate of return for all houses sold in Columbia during the same time period.
- 4) Compared the two rates of return.

<sup>4</sup> Elmwood Park Historic District was also listed in the National Register of Historic Places in 1991.

had a definite positive impact. House prices increased faster in the protected neighborhoods than in the market as a whole. The annualized rate of return for houses in the two local districts was 7.3%, while for the entire Columbia market it was 5.8%. Therefore, the average homeowner in one of the local historic districts enjoyed a per year gain in house value 26% greater than homeowners outside the districts.



**“... the influence of historic district designation appears to be continuous over time. In other words, the economic benefits of designation do not flow only to the owners at the time of the preservation ordinance. Rather the benefits appear to flow to subsequent owners as well.”**

John Kilpatrick, *study author*

## Study Results: Beaufort



City of Beaufort Historic District

The City of Beaufort adopted a preservation zoning ordinance in 1972. The local historic district encompasses houses and commercial buildings, and it includes buildings from the colonial era to the early twentieth century. The research focused on the residential properties in the historic district.<sup>5</sup>

**The question for the Beaufort study:**

***Can a traditional real estate appraisal model be used to calculate the value of historic designation?***

<sup>5</sup> The district is also recognized as a National Historic Landmark.

A real estate appraisal model that calculates the value of unique or significant features was used to measure the value of local historic district designation. The results found that **the average house in the local historic district sold for 21% more than a hypothetical identical house in an adjacent but non-designated area.** The average priced home outside the historic district (about \$153,000) would have sold for about \$185,000 inside the district. Since there were no economic subsidies for owners of historic houses, the higher value is attributed to the historic district status.

### Real Estate Appraisal Model

Here's how it worked in Beaufort:

- 1) Collected sales data on 47 houses within the Beaufort Historic District, 18 "historic" houses outside the district, and 134 non-historic houses outside the district from 1990 through mid-1996.
- 2) Developed a model which included typical real estate appraisal variables (size, condition, quality, physical characteristics, conditions of sale, financing incentives, time of sale) as well as a variable for historic district location.
- 3) Applied appraisal model to sales data. (Note: The model is a regression analysis that explains the price of a piece of real property as the sum of the value of the individual components. **For example:** There are two identical houses, except one has a fireplace and the other does not. If the house with the fireplace sells for \$1,000 more than the one without a fireplace, then the appraisal model tells us that the value of the fireplace is \$1,000.)

**"It is clear that even when accounting for traditional and important appraisal variables such as square footage, quality, time of sale, and other characteristics, that models which use 'district' homes as comparables for 'non-district' homes without adjusting for district value are flawed. Clearly, appraisers, lenders, investors, and real estate brokers who attempt to estimate values of historic dwellings versus non-designated properties must take this premium into account."**

John Kilpatrick, *study author*

## Study Results: Greenville

The City of Greenville adopted a preservation zoning ordinance in the late 1970s. The house price study focused on two locally designated districts, the Hampton-Pinckney Historic District and the East Park Avenue Historic District. Hampton-



Hampton-Pinckney Historic District, Greenville

Pinckney was Greenville’s first trolley suburb and includes many Victorian houses, as well as Craftsman bungalows and foursquares. It was designated a local historic district in 1979.<sup>6</sup> East Park Avenue includes good examples of house styles popular in the early 20th century — Craftsman, Tudor, Neo-Classical and American foursquare. It was locally designated in 1989.

**The question for the Greenville study:**  
*What happens to house prices before and after a neighborhood is officially designated as a local historic district?*

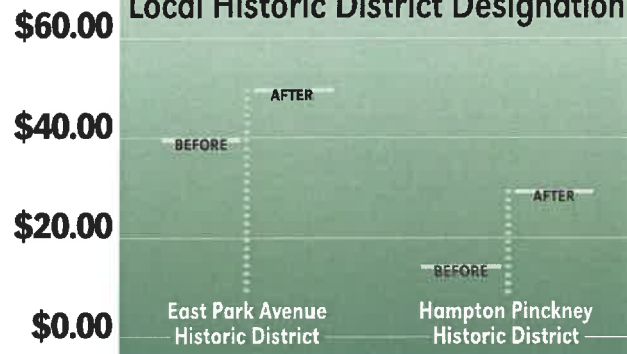
An **event-study technique** was used to determine the impact on house prices of local district designation. The results show that the mean price per square foot of houses within these two local districts jumped significantly in the years following their designation.<sup>7</sup> In East Park Avenue, the mean price per square foot increased from \$39.45 before designation to \$49.97 after designation. In Hampton-Pinckney, the mean price per square foot increased from \$14.05 before designation to \$31.84 after.

### Event-Study Technique

Here’s how it worked in Greenville:

- 1) Collected data on houses in the two districts that sold in the years before and after designation, including sales price, date of transaction, structural features (such as square footage, garages, fireplaces, heating and cooling systems, etc.), days on the market, and special financing. In East Park Avenue, 16 sales before designation were compared to 20 sales after designation. In Hampton-Pinckney, data was collected on 12 before designation sales and 21 after designation sales.
- 2) Compared before and after data using several statistical tools.

**Mean Price Per Square Foot:  
 Before & After  
 Local Historic District Designation**



**“... Property owners appeared to recognize the value of historic district designation, and purchasers of properties in those neighborhoods reacted positively to the enactment of preservation district ordinances covering those neighborhoods.”**

*John Kilpatrick, study author*

<sup>6</sup> Hampton-Pinckney Historic District was listed in the National Register of Historic Places in 1977.

<sup>7</sup> A comparison with non-historic house prices was not calculated, so the study does not tell us if similar increases took place in non-designated areas.



**“ Historic district designation provides protection from negative externalities. The economic value of this protection far outweighs the negative value of any use, maintenance or other restrictions placed by the ordinances. We know that the protection far outweighs the restrictions because the value jump is both economically and statistically significant.”**

**“ Historic district designation places a ‘seal of approval’ on the historic nature of the individual properties within the district. In other words, the properties are now publicly recognized as having some historic value which, like a painting or antique, has an intrinsic value separate and apart from normal utility derived from the use of the property.”**

*John Kilpatrick, study author*



**Summerville Historic District**

## Study Results: Aiken, Anderson, Georgetown, Rock Hill, Summerville, and Sumter

The first three studies looked at house prices in local historic districts in larger cities with strong housing markets. However, many smaller cities and towns in South Carolina have also adopted preservation ordinances to recognize and protect their historic buildings.

**The question for this study of smaller cities and towns:**

***What impact do local historic districts have on house prices in smaller communities, which typically have less active real estate markets?***

House prices in local historic districts in Aiken, Anderson, Georgetown, Rock Hill, Summerville, and Sumter were evaluated. Each has had a preservation ordinance in place for several years. Several of the local districts are also listed in the National Register. To measure the impact of local district status on house prices, several different statistical tests were applied. While the smaller number of transactions made it more difficult to measure impact, positive effects of local district designation were still found.

In **Aiken**, a comparison of sales prices from March 1997 to March 1998 shows that prices of houses in the three local districts were statistically higher than other downtown houses. However, these higher prices may have contributed to the houses in the local historic districts being on the market longer, 168 days vs. 119 days for other downtown houses.

In **Anderson**, a comparison was made of sales in 1996 for houses in two local districts (Westside Historic District and Boulevard Historic District) and similar houses outside the districts. Houses in the local districts were 36% more valuable than similar non-district ones.

In **Georgetown**, houses in the local Georgetown Historic District were worth 11% more than houses not in the district. This translates into nearly \$11,000 for a median-priced house.

In **Rock Hill**, the analysis of sales in four local historic districts found that local district location was a positive factor in predicting the price of the house. As in the Beaufort study, this highlights the need for appraisals to include the value of historic district location.

In **Summerville**, houses in the locally designated Old and Historic District were 23% more valuable than similar houses outside the district.

In **Sumter**, the analysis of house sales in the mid-1990s in the Hampton Park Historic District indicates a 17% premium was paid for houses in the district.

**Research Details**

A total of 82 sales were analyzed in **Aiken** — nine in the local historic districts and 73 outside the districts.

Ten sales in the **Anderson** historic districts were compared with 36 sales of comparable properties outside the districts.

Five sales in **Georgetown's** local historic district from mid-1995 to mid-1997 were compared with similar houses outside the district.

Nine sales in 1995-96 were analyzed for **Rock Hill**.

Only three sales occurred during the period of study (1994-97) in **Summerville's** local historic district. These sales were compared with similar non-district houses sold during the same time period.

In **Sumter**, three sales during the study period were compared with sales of comparable non-district houses.

**“ In all six towns surveyed, the impact of historic district designation appears to be positive on prices of residences within those districts.”**

John Kilpatrick, *study author*

# Conclusion

The South Carolina studies add to the growing body of evidence nationwide that local historic districts have positive financial rewards for property owners. These four studies have received national recognition, and the findings have been presented at several conferences, including the National Preservation Conference.

How can these results benefit your community?

***If your community is one of the more than 30 in South Carolina that has a historic preservation ordinance***, these results provide property owners and local officials with a compelling economic incentive ***to continue supporting local historic districts***.

Support takes many forms, including:

- ◇ Providing information to owners about the maintenance and repair of historic buildings.
- ◇ Complying with decisions made in the design review process.
- ◇ Developing and distributing guidelines on appropriate changes in the historic districts.
- ◇ Coordinating historic district zoning with base zoning.
- ◇ Providing more staff support.
- ◇ Designating additional local historic districts.
- ◇ Offering financial incentives to assist the rehabilitation of historic properties.

***If your community does not have any zoning provisions to protect historic properties***, these results can be used to encourage property owners and local officials to ***consider adopting a preservation ordinance***. Encouragement can include:

- ◇ Helping people in your community learn about the financial benefits of local historic districts through newspaper articles, public meetings, even word of mouth.
- ◇ Bringing property owners in older neighborhoods together to encourage the governing body to adopt a preservation ordinance through letters, phone calls and attendance at public meetings.
- ◇ Drafting a preservation ordinance for the planning commission and town council to consider.

The State Historic Preservation Office offers technical assistance, training, and grants to assist you in supporting and developing a local preservation program. Grants may be used to develop or revise ordinances, create design guidelines, develop educational materials, and conduct surveys of historic properties.

## For More Information

For more information about local historic districts contact:

State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Road  
Columbia, SC 29223  
803-896-6170

The National Alliance of Preservation Commissions  
PO Box 1605  
Athens, GA 30603  
706-542-4731

If you would like copies of a research report(s) contact:

State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Road  
Columbia, SC 29223  
803-896-6170

For more information about the economic impacts of historic preservation:

Studies on the economic impact of historic preservation are available from the National Trust for Historic Preservation's series "Dollars and Sense of Historic Preservation."

National Trust for Historic Preservation  
1785 Massachusetts Avenue, N.W.  
Washington, DC 20036  
202-588-6255

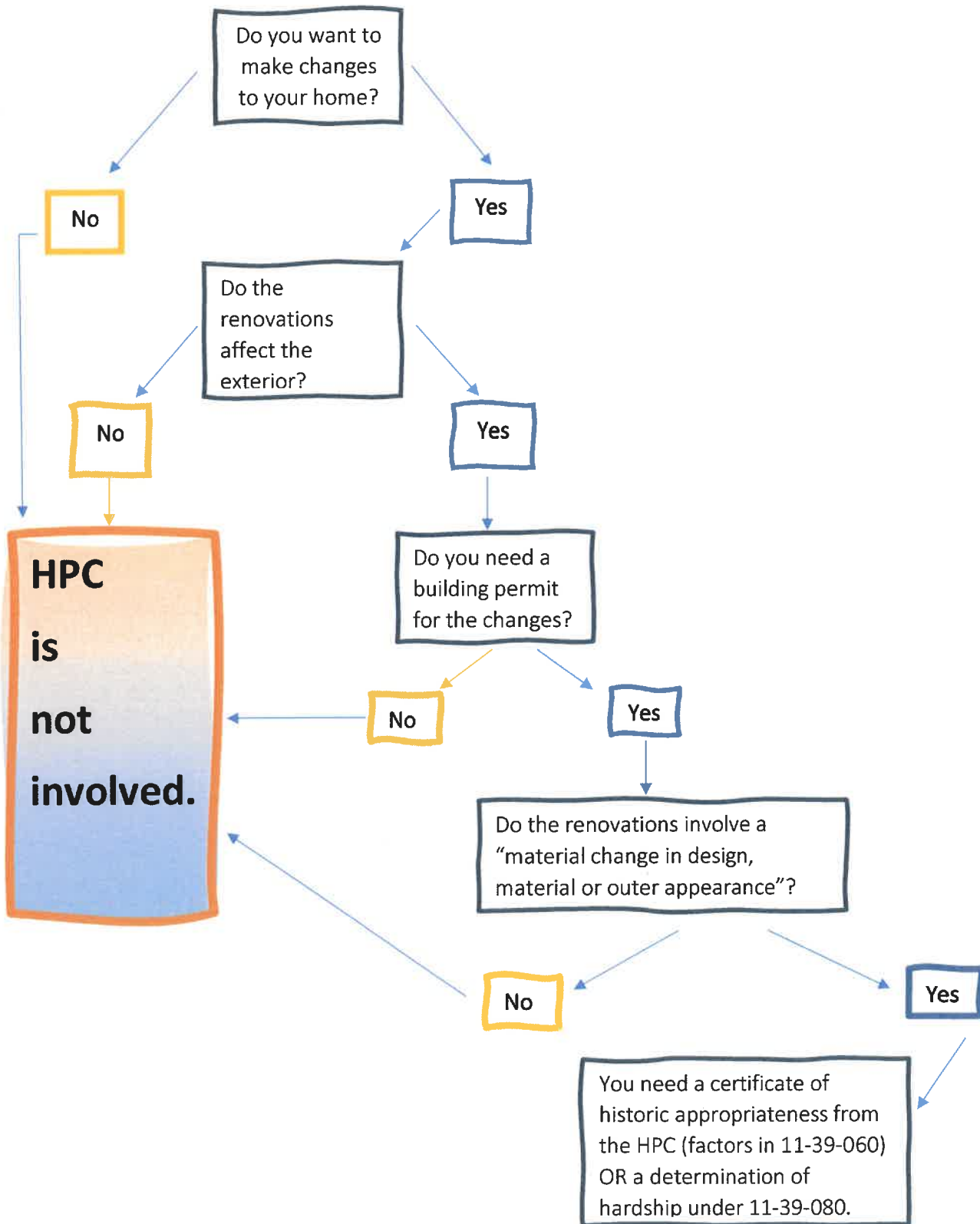
## Acknowledgements

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This publication was written by Elizabeth Morton of the State Historic Preservation Office at the South Carolina Department of Archives and History and designed by Tim Belshaw. Jeffrey Guilbault with the City of Anderson provided the cover photo. Valuable editorial suggestions were provided by Tom Shaw, John Kilpatrick, Bill Steiner, Margaret Marion, Stephen Skelton, Valerie Marcil, Ben Hornsby, Tara Mielnik, and Mary Edmonds.

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When does the HPC get involved in renovations for properties in an historic district? (aka "When will the HPC be up in your business?")



	I want to...	Does the underlying ZONE control?	Would an historic overlay affect me?	Other laws applicable?	Notes
<b>Building/maintenance</b>	Build a deck	Yes	Possibly, if the improvements are seen from the street & materials are not historically appropriate, but most likely no more than the underlying zone.	Possibly HOA, PUD	
	Build/replace a fence	Yes	Possibly, if the improvements are seen from the street & materials are not historically appropriate, but most likely no more than the underlying zone	Possibly HOA, PUD	
	Finish my basement	Yes	No	Likely no	
	Remove a tree	Yes	Maybe, if the tree is considered part of an historic streetscape.	Maybe	
	Let my property fall into disrepair	Yes, local & state law allows governments to act to alleviate blight	Yes, and maybe. Demolition by neglect restrictions exist city-wide, but the HPC has authority to work with the property owners where historic resource elements are deteriorating.	Possibly—mortgage, financing laws (HUDD)	Many mortgage conditions require loans to become due when property falls into substantial disrepair
	Add on	Yes	Maybe, if the improvements are seen from the street & materials are not historically appropriate, but most likely no more than the underlying zone.	No	
	Repair/change my siding	Yes (OTR)	Maybe, if the improvements are seen from the street & materials are not historically appropriate, but most likely no more than the underlying zone.	No	
	Demolish my house	Yes	Yes	Potential environmental impact	
<b>Use restrictions</b> Farmington City Code §11-9-050 (underlying zone controls all uses).	Open a daycare	Yes	No	Yes: licensing, proximity to other uses	
	Own horses	Yes	No	No	
	Convert into multi-family housing	Yes	No (unless renovations affect the exterior & materials are not historically appropriate)	Maybe (ADA, etc.)	
	Operate a home business	Yes	No	Yes; for example, various laws protect vulnerable populations	

# Historic Building Demolitions In Recent Memory

As of May 2, 2022

Outside the Main Street Historic District

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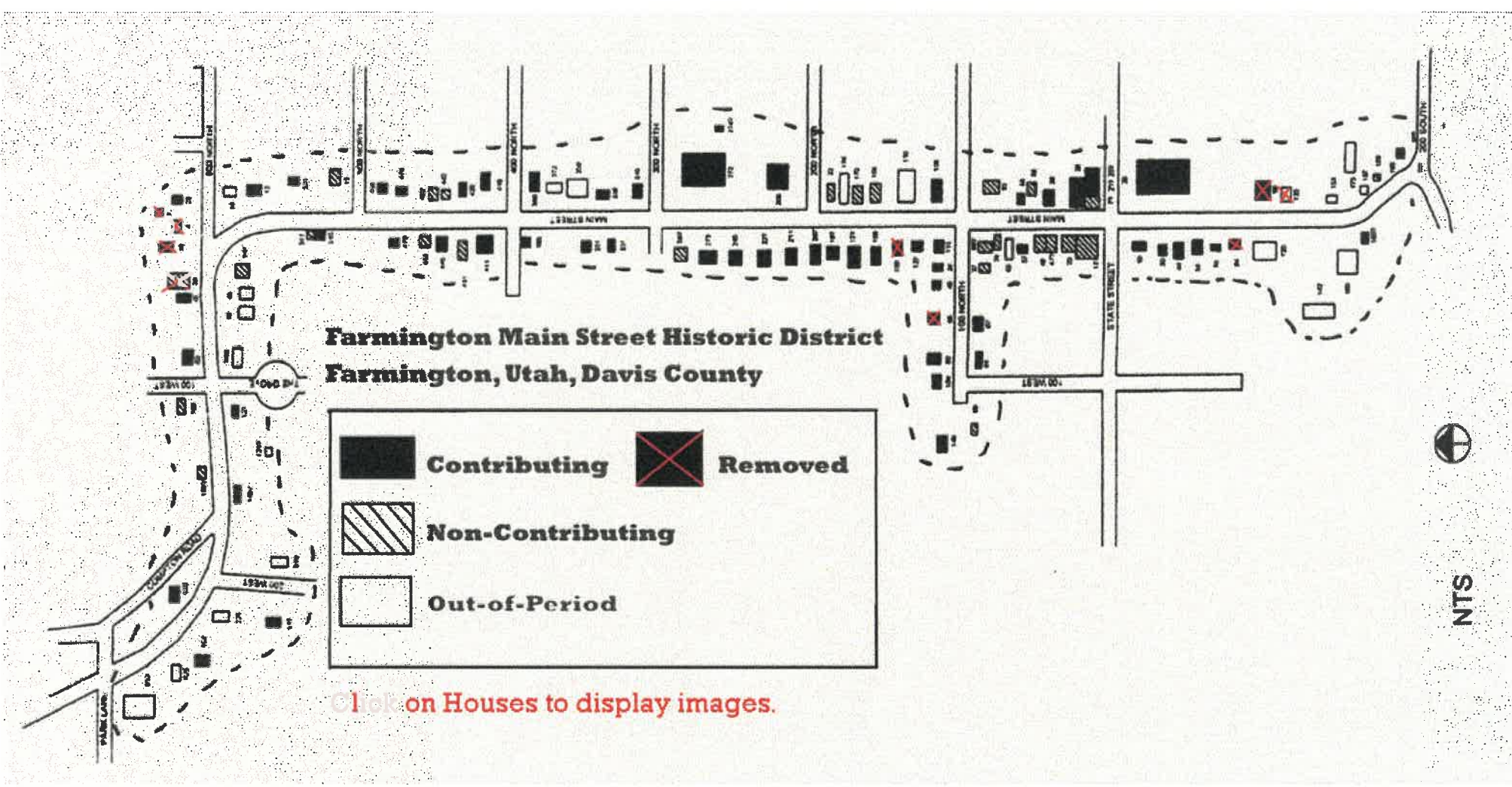
Inside the Main Street Historic District

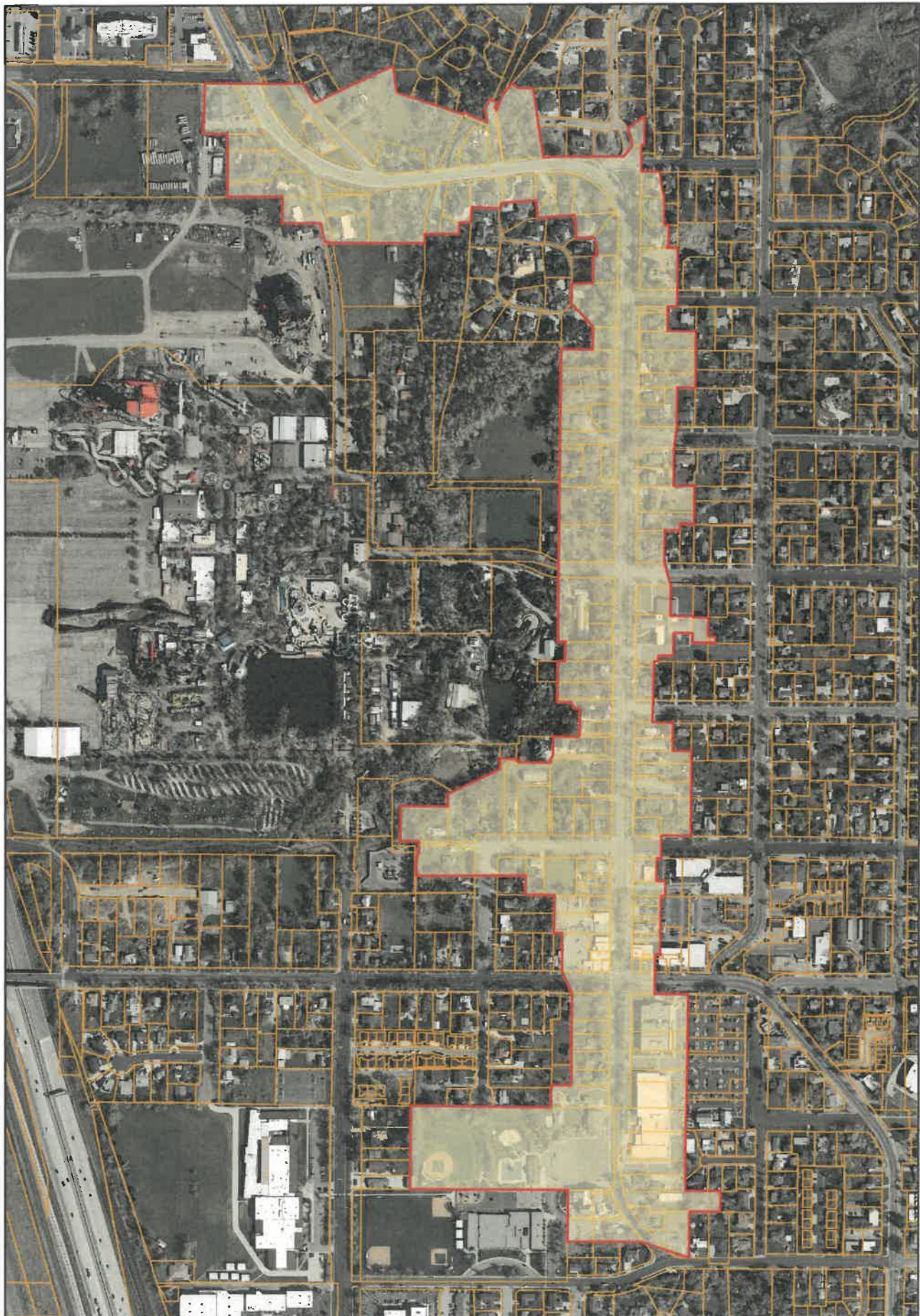
7

Total

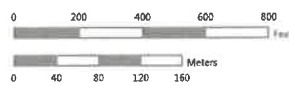
22







**FARMINGTON CITY  
HISTORIC DISTRICT**



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

### Contributing Property Owner Summary

	Y/N/U to Landmark District?			No Reply	Total	
	Y	N	U			
Resident SF Owner	13	3	6	5	27	47.4%
Absentee Owner	7	9		5	21	36.8%
Public & Quasi-Public Owner	3	0	0	2	5	8.8%
Commercial	1	0	0	3	4	7.0%
<b>Total</b>	<b>24</b>	<b>12</b>	<b>6</b>	<b>15</b>	<b>57</b>	
	42.1%	21.1%	10.5%	26.3%		

### All Property Summary

	Contrib- uting	Non Contrib- uting	Total	
SF	48	33	81	75.7%
Duplex	0	5	5	4.7%
MF	0	2	2	1.9%
Public & Quasi-Public	5	2	7	6.5%
Commerical	4	8	12	11.2%
<b>Total</b>	<b>57</b>	<b>50</b>	<b>107</b>	
	53.3%	46.7%		



# FARMINGTON CITY

**BRETT ANDERSON**  
MAYOR

**ROGER CHILD**  
**SCOTT ISAACSON**  
**MELISSA LAYTON**  
**ALEX LEEMAN**  
**AMY SHUMWAY**  
CITY COUNCIL

**BRIGHAM MELLOR**  
CITY MANAGER

June 1, 2023

**Re: Main Street Historic District Landmarks Register Designation Request**

Dear Mayor Brett Anderson and members of the Farmington City Council:

The Farmington City Historic Preservation Commission is requesting that the City designate the Main Street Historic District as an historic resource on the Farmington City Historic Landmarks Register pursuant to Chapter 39 of the Zoning Ordinance. The Main Street Historic District was officially listed on the National Register of Historic Places on October 20, 2011, and is the “historic core of the city, comprised of a variety of buildings supporting the life of a small City” (National Park Service /National Register of Historic Places Registration Form—Farmington Main Street Historic District, p. 1). The district is one of the most significant places in Farmington which represents its beauty and historic character.

The Main Street Historic District includes all of the properties/buildings referenced in the enclosed National Registration of Historic Places Registration Form and the Farmington Main Street Standard Reconnaissance Level Survey Final Report dated January 2011 and prepared by Beatrice Lufkin. A spreadsheet which identifies the properties by Davis County parcel number and address information is also attached.

Thank you for your consideration of this request. If you have any questions, you are welcome to contact [dbarney@farmington.utah.gov](mailto:dbarney@farmington.utah.gov) (or at 801-706-7512).

Sincerely,

David Barney, Chairman  
Farmington City Historic Preservation Commission

Cc: Brigham Mellow, City Manager  
David Petersen, Community Development Director

## **11-39-050: FARMINGTON CITY HISTORIC LANDMARKS REGISTER:**

C. Criteria: Any building, structure, object or district may be designated to the register in accordance with the procedures set forth herein if it meets all the criteria set forth below:

1. It is located within the corporate boundaries of Farmington City.
2. It is currently listed in the national register of historic places (the "national register"), or it has been officially determined eligible for listing in the national register under the criteria of 36 CFR 60.4, as amended.
3. Historic resources shall also meet at least two (2) of the following criteria:
  - a. It is an easily identifiable visual feature of its neighborhood or the city because of its positioning, location, age, scale or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;
  - b. It figures importantly into Farmington City's founding or development through its uses, especially public uses;
  - c. It is associated with persons significant in the founding or development of Farmington City, especially the earliest settler families (1847 - 1900);
  - d. It is associated with events that have made a significant contribution to the founding or development of Farmington City;
  - e. It illustrates an important architectural form, style or building technique, especially as an example of "local vernacular" (e.g., single- and two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style or technique within the city;
  - f. It has been used as a wayfinding landmark for at least fifty (50) years; or
  - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g., archaeological sites).
4. If a historic resource does not meet at least two (2) of the criteria of subsection C3 of this section, but is of exceptional importance to Farmington City's history and the owner of the property wishes to have it designated as a historic resource on the register, the historic preservation commission may review the request and, if deemed suitably significant, may recommend to the city council that the historic resource be added to the register.

## MEMORANDUM

**To:** Mayor and City Council  
**From:** David Petersen, Community Development Director  
**Date:** September 19, 2023  
**Subject:** **FCHPC Recommendation to designate the Main Street Historic District to the Farmington City Landmark Register**

On June 26, 2023, as part of their regularly scheduled meeting, the Farmington City Historic Preservation Commission (FCHPC) reviewed, discussed and considered a recommendation to designate the Main Street Historic District to the Farmington City Landmark Register. In doing so, they approved a motion recommending that the City Council designate the Main Street Historic District to the Farmington City Landmark Register, which included the following findings:

### Findings:

1. The Farmington Main Street Historic District is located within the corporate boundaries of Farmington City.
2. It is currently listed in the national register of historic places (the "national register").
3. The Main Street Historic District meets six (6) of the seven (7) criteria below necessary for Landmark Register Designation [note: only compliance with two of the seven criteria is required].
  - i. **It is an easily identifiable visual feature of its neighborhood or the city because of its positioning, location, age, scale or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;**
    - a. The district is one of the most identifiable area of the city. It contains buildings from the entire settlement history of Farmington in a variety of styles and types ranging from small settlement-era vernacular classical homes to the recently constructed City Hall in 2010.
    - b. Unlike many main streets across the county, Farmington's main street is primarily single family residential.
    - c. The district area has the most historically intact collection of buildings in Farmington City, and maintains a cohesive historic streetscape with little modern infill between historic buildings.
  - ii. **It figures importantly into Farmington City's founding or development through its uses, especially public uses;**
    - a. The territorial legislature designated Farmington as the seat of government for the newly formed Davis County, and the first courthouse in Utah (an adobe building) was built in the district in

1854 to 1855. Although this building no longer exists, the recently restored Memorial Courthouse, constructed in 1933 is also part of the district at 28 East State Street.

- b. The Rock Church (or meeting house) at 272 North was erected 1862-1863, and dedicated on January 9, 1864. The LDS Primary Association, conceived by Aurelia Spencer Rogers, was organized in this building. 224 children enrolled at the first meeting on August 25, 1878.
- c. The Hector C. Haight House at 208 North Main was built in 1857, and at one time was used as a hotel, which included a restaurant. It is now a single-family home.
- d. The Farmington Tithing Office, located at 108 North Main Street and built in 1907, is the Farmington City museum.
- e. The City purchased the Tithing Office for use as a City Hall in 1917. There have been three subsequent City Halls build since then, which includes the current City Hall constructed within the District at 160 South Main Street in 2010.
- f. Davis County School District offices are also located on Main Street.

**iii. It is associated with persons significant in the founding or development of Farmington City, especially the earliest settler families (1847 - 1900);**

Hector Haight and his family were Farmington's earliest settlers in 1847, and two Haight homes are located within the district. The Haight's were joined by five other families in 1848 including the Burke, Davis, Grover, Miller and William Smith families, and six other families in 1848 including the Hess, Clark, J.Smith, Robinson, and Secrist, and Richard families. At least four of these 11 families have direct ties to the Main Street District.

**iv. It is associated with events that have made a significant contribution to the founding or development of Farmington City;**

- a. The Farmington City General Plan states that is it is the social and cultural center of the community, and is the location of annual of parades, festival days and plays.
- b. Main street is the location of Farmington's earliest commercial development, clustered primarily around State and Main street.

**v. It illustrates an important architectural form, style or building technique, especially as an example of "local vernacular" (e.g., single- and two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style or technique within the city;**

- a. Architectural Classifications include: Mid-19 Century: Greek Revival; Late Victorian: Victorian; Late 19<sup>th</sup> and early 20<sup>th</sup> Century Revivals: Colonial Revival, Tudor Revival; Late 19<sup>th</sup> and early 20<sup>th</sup> Century American movements: Prairie School, Bungalow/Craftsman; and Other: Minimal Traditional, Ranch.

**vi. It has been used as a wayfinding landmark for at least fifty (50) years;**

- a. Main Street is lined with mature deciduous trees, predominantly sycamores and is the major north-south “non-freeway” public right-of-way in Farmington. This section of Main Street is also S.R. 106.
  - b. Main Street is part of the alignment of the historic Lincoln Highway as well, a precursor to the Interstate Highway Act of 1956.
- vii. It has yielded, or may be likely to yield, information important in prehistory or history (e.g., archaeological sites).**



**11-39-050: FARMINGTON CITY HISTORIC LANDMARKS REGISTER:**

A. Created: There is hereby created a Farmington City historic landmarks register (the "register"), which shall provide further recognition of significant historic resources; provide protection for historic resources as set forth in this chapter; and may qualify owners of historic resources to special assistance from the city as may be determined by the city council in its sole discretion. The register shall be prepared and maintained by the historic preservation commission in accordance with the provisions set forth in this chapter. A notice of listing shall be filed for each property listed on the register with the city and recorded in the office of the Davis County recorder.

B. Contents: The register shall describe each historic resource, the date or approximate date of its construction, the date during which its historic significance was established, the qualifications for including it on the register, and the name and address of the current owner of the property as shown on the records of the Davis County recorder.

C. Criteria: Any building, structure, object or district may be designated to the register in accordance with the procedures set forth herein if it meets all the criteria set forth below:

1. It is located within the corporate boundaries of Farmington City.
2. It is currently listed in the national register of historic places (the "national register"), or it has been officially determined eligible for listing in the national register under the criteria of 36 CFR 60.4, as amended.
3. Historic resources shall also meet at least two (2) of the following criteria:
  - a. It is an easily identifiable visual feature of its neighborhood or the city because of its positioning, location, age, scale or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;
  - b. It figures importantly into Farmington City's founding or development through its uses, especially public uses;
  - c. It is associated with persons significant in the founding or development of Farmington City, especially the earliest settler families (1847 - 1900);
  - d. It is associated with events that have made a significant contribution to the founding or development of Farmington City;
  - e. It illustrates an important architectural form, style or building technique, especially as an example of "local vernacular" (e.g., single- and two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style or technique within the city;
  - f. It has been used as a wayfinding landmark for at least fifty (50) years; or
  - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g., archaeological sites).
4. If a historic resource does not meet at least two (2) of the criteria of subsection C3 of this section, but is of exceptional importance to Farmington City's history and the owner of the property wishes to have it designated as a historic resource on the register, the historic preservation commission may review the request and, if deemed suitably significant, may recommend to the city council that the historic resource be added to the register.

D. Notification: The owner of the historic resource shall be notified in writing either by certified mail or hand delivery of proposed action to designate the historic resource to the register and shall be invited to attend the historic preservation commission meeting in which the designation will be discussed.

E. Designation:

1. Official designation proceedings shall begin with submittal of a written request for designation by either the property owner or a member of the historic preservation commission. The request shall identify the property by its address and historic name, give the date the property was listed in the national register or officially determined eligible, and include a statement summarizing the property's significance to the city. This official request may be preceded by informal contacts with the property owner by historic preservation commission members, private citizens, local officials or others regarding designation of the property.

2. Upon written request for designation, the historic preservation commission chairperson shall arrange for the designation to be considered at the next historic preservation commission meeting, which shall be held at a time not to exceed thirty (30) days from the date the designation request was received.

3. A decision by the historic preservation commission shall be based on whether the property meets the criteria for designating properties to the register as set forth in subsection C of this section. The historic preservation commission shall forward its recommendation in writing to the city council within fourteen (14) days of the decision.

4. The city council may, by adoption of an appropriate ordinance, designate a historic resource to the register. The owner of the historic resource shall be notified at least three (3) days prior to the city council meeting at which the ordinance will be considered and shall be allowed to address the council with regard to the designation. Following designation, a notice of such shall be mailed to the owners of record together with a copy of this chapter.

5. A historic resource which, in the opinion of the historic preservation commission, no longer meets the criteria for eligibility may be removed from the register after review and recommendation by the historic preservation commission and the adoption of an appropriate ordinance by the city council.

6. Upon official adoption of a designating or removal ordinance, the historic preservation commission shall record the ordinance with both the city recorder's office and the county recorder's office to indicate such designation or removal on the official records thereof.

#### F. Result Of Designation:

1. An owner of a historic resource listed on the register may seek assistance from the historic preservation commission in applying for grants or tax credits for rehabilitating the owner's properties.

2. Proposed repairs, alterations, additions, relocation or demolitions to historic resources listed on the register requiring a building permit are subject to review by the historic preservation commission and shall receive a "certificate of historic appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of historic resources to the greatest extent reasonably possible.

a. Any application for a building permit pertaining to a historic resource designated on the register shall be forwarded by the zoning administrator to the historic preservation commission for its determination prior to the issuance of the requested permit.

b. At its next scheduled meeting, the historic preservation commission shall review the application and proposed work for compliance using the United States secretary of the interior's standards for rehabilitation (the "standards") as set forth in section 11-39-060 of this chapter.

c. The historic preservation commission's determination shall be forwarded within three (3) days to the zoning administrator for review. If the historic preservation commission denies or requires significant revisions to a permit application, the determination shall indicate of the specific "standards" on which the decision of the historic preservation commission is based and, where appropriate, shall provide a brief explanation setting forth the reasons for the determination. Copies of the determination shall be forwarded by the zoning administrator to the property owner.

d. The zoning administrator shall, upon receipt of the historic preservation commission's determination, process the permit as set forth in this section. Projects which, as determined by the historic preservation commission, are consistent with the standards shall be issued a certificate of historical appropriateness which authorizes the building permit to be issued upon compliance with all other applicable requirements of this title or any other applicable ordinance.

e. An applicant whose submittal does not comply with the standards may, for a period of sixty (60) days, meet with the historic preservation commission, together with the zoning administrator, to explore means for proper repair, alteration or addition to the historical resource which are consistent with the standards, which may include the following:

- (1) Feasibility of modifications to the plans;
- (2) Feasibility of alternative uses of the historic resource;
- (3) Feasibility of acquiring easements and/or variances;

(4) Feasibility of acquiring financial or other forms of assistance from preservation organizations.

f. If no approval is granted within the initial sixty (60) days, the historic preservation commission may grant an extension of an additional sixty (60) days. If no approval is granted at the conclusion of one hundred twenty (120) days, the certificate of historic appropriateness shall be denied if the standards for rehabilitation cannot be met and the requested building permit shall not be issued by the zoning administrator.

g. A decision by the historic preservation commission approving or denying a certificate of historic appropriateness for the relocation of a historic resource shall be guided by the following criteria:

- (1) How the historic character and aesthetic interest of the historic resource contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the historic resource can be relocated without significant damage to its physical integrity; and
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the historic resource.

h. A decision by the historic preservation commission approving or denying a certificate of historic appropriateness for the demolition of a historic resource listed on the register shall be guided by the following criteria:

- (1) The historic, scenic or architectural significance of the historic resource;
- (2) The importance of the resource to the character of the neighborhood or city;
- (3) The difficulty or the impossibility of reproducing the historic resource because of its design, texture, material, detail or unique location;
- (4) Whether the historic resource is one of the last remaining examples of its kind in the neighborhood or city;
- (5) Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
- (6) Whether reasonable measures can be taken to save the historic resource from deterioration or collapse; and
- (7) Whether the historic resource is capable of being used to earn a reasonable economic return on its value.

i. A certificate of historical appropriateness shall become void unless construction authorized by a building permit is commenced within one hundred eighty (180) days after issuance of the certificate.

3. Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a historic resource to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a certificate of historic appropriateness.

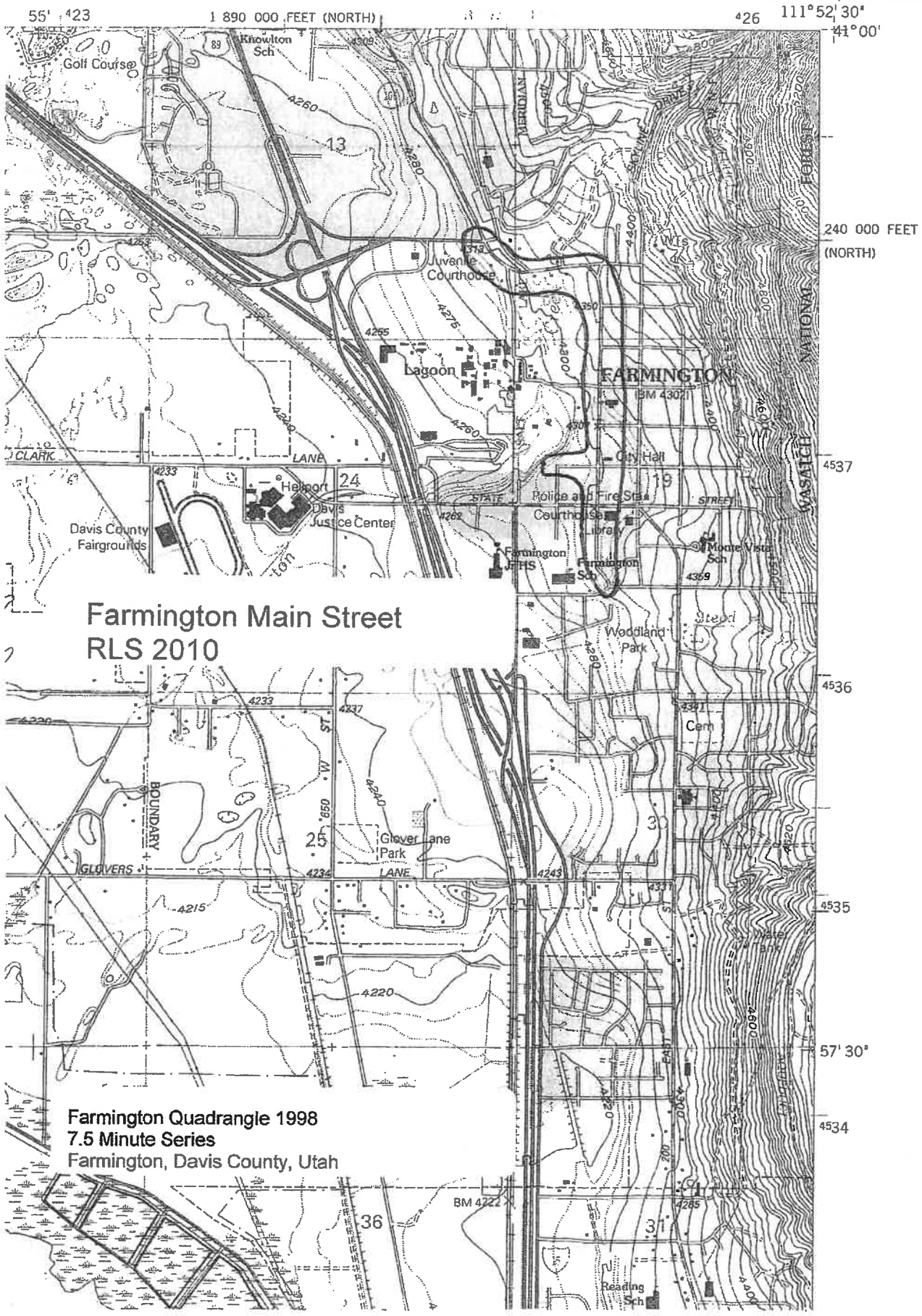
G. Enforcement: Failure to follow the procedure for acquiring a certificate of historical appropriateness may result in the zoning administrator issuing a stop work order while a review is conducted. The review will determine if revocation of a conditional use permit granted for a use associated with the historic resource revocation of building permits and/or other penalty fines are necessary as per chapter 38, "Enforcement And Penalties", of this title.

1. Failure to follow the procedure set forth in this chapter for acquiring a certificate of historic appropriateness may result in removal of the historic resource from the register and the national register, thus rendering the property ineligible for federal, state, and city tax credits, grant and loan programs.

2. In addition, if the historic resource has received land use entitlements as a result of its placement on the register, the city may consider the revocation of such entitlements and/or the acceleration of any debt issued by

the city as part of a program of historic preservation/rehabilitation consistent with applicable law. (Ord. 2013-08, 4-16-2013)

FARMINGTON QUADRANGLE  
UTAH  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Farmington Main Street  
RLS 2010

Farmington Quadrangle 1998  
7.5 Minute Series  
Farmington, Davis County, Utah



## **Farmington Main Street**

**STANDARD RECONNAISSANCE LEVEL SURVEY**

**FINAL REPORT**

**JANUARY 2011**

**Prepared by:**

**Beatrice Lufkin  
Historic Preservation Consultant**

**Prepared for:**

**Farmington City Historic Preservation Commission**

## TABLE OF CONTENTS

I.	Statement of Project Objectives.....	3
II.	Boundaries of the Survey Areas.....	3
III.	Fieldwork Techniques.....	3
IV.	Brief Outline History.....	5
	Settlement and Agricultural Village (1847-1889)	
	City and Residential Growth (1890-1965)	
	Out of Period (1966-2010)	
V.	Summary of Results.....	7
VI.	Recommendations.....	9
VII.	Bibliography.....	10
VIII.	Appendices.....	
	Photo sheets	
	Historic Building Report (Counts from RLS Survey)	
	Architectural Survey Data for Farmington (Building List)	
	Survey map	
	Survey area marked on USGS map	
	CD with digital images of buildings	

## **I. Statement of Project Objectives**

The purpose of the survey was to document the buildings in the designated area of Farmington's Main Street, to update the relevant information files in the statewide database of information on historic buildings in Utah<sup>1</sup> created and maintained by the Utah State Historic Preservation Office (SHPO), and to provide recommendations for use by the Farmington Historic Preservation Commission in preservation efforts within the surveyed area. The survey will enable the Commission and the City of Farmington to make informed decisions regarding design review and planning actions affecting the area. This documentation will also provide a written and photographic record of the historic buildings that may be demolished or altered in the future as well as to promote preservation of the buildings documented.

A Reconnaissance Level Survey also serves to identify buildings that may potentially be eligible for nomination to the National Register of Historic Places, based on visual criteria, either individually or as part of a larger historic district. The creation of a National Register Historic District for the area surveyed will follow the completion of the Reconnaissance Level Survey.

## **II. Boundaries of the Survey Areas**

The survey was standard, i.e., all buildings in the survey area were photographed, not just those that were constructed within the historic period. The Farmington City Historic Preservation Commission set the boundaries for the survey area. Both sides of Main Street were surveyed from 200 South to Park Lane (675 North) on the north. The section of Main Street in the survey area is also State Highway 106. In addition, both sides of the block of 100 North to the west of Main Street are included.

## **III. Fieldwork Techniques**

The standard survey was conducted in accordance with the Utah State Historic Preservation Office (SHPO) Standard Operating Procedures for Reconnaissance Level Surveys, Revised February 2010. Reconnaissance Level Survey forms as revised in May of 1999 were used to record the survey data.

Photographs were taken using a Nikon D50, a digital 35 mm single lens reflex camera with an 18-55 mm lens. A CD with digital jpeg images of the principal buildings with addresses will be provided to both the City and the SHPO. In addition, both the City and the SHPO will receive printed copies of the report, photographs on photo sheets with addresses and evaluations, and data sheets. When possible, the photographs were taken so that two elevations can be seen on the primary building.

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<sup>1</sup> The Utah Historic Sites Database, kept in MS Access format. The information in it is available to the public.



Visible addresses were used whenever feasible. If an address was not visible for a building, the address was extrapolated from neighboring structures and marked on the survey forms with an asterisk. Question marks were marked on the map and photo sheets to denote approximate addresses.

Buildings documented in the survey were recorded with regard to address, estimated construction date, exterior building materials, height, architectural style and type, original use of the property and the number of existing out buildings (as well as their contributing or noncontributing status). Each site was photographed and recorded on the survey map.

All buildings surveyed were evaluated using criteria developed by the SHPO to indicate age and integrity and assigned a value of A, B, or C. A building receiving an "A" evaluation must be more than fifty years old, retain its historic integrity and also possibly be considered as either historically or architecturally significant. It must be unaltered or have only minor alterations or additions. Buildings with a "B" designation retain most of their historic integrity but have some modifications that prevent an "A" evaluation. "B" buildings may be considered for the National Register of Historic Places as part of a multiple property submission or a historic district or based on their historic associations rather than their architectural significance.

Buildings with a "C" designation have lost their architectural integrity as a result of intrusive modifications. These alterations may include the application of vinyl or aluminum siding, incompatible additions in terms of scale and massing, removal or enclosure of the front porch, or changes in window openings. A "C" building may not be eligible for the National Register but may have important local historical value and be listed on a city register. A, B, and C buildings were constructed during the historic period. A and B buildings are eligible as contributing buildings in a historic district.

The National Park Service criteria for inclusion in the National Register of Historic Places (1966) state that a property must be at least fifty years old, with some exceptions, to be included. To extend the usefulness of the survey, buildings constructed in 1965 or earlier are considered within the historic period. Buildings constructed in 1966 or later have a "D" designation and are documented and evaluated but not included in the analysis of historic buildings.

When buildings have had significant alterations and/or expansions over time it can be difficult to make a visual identification of the original construction date. The date recorded will be based on a visual estimate of the oldest section of the building if the building construction date is not known.

Existing data on properties in the survey area was examined before beginning the study. Machine-readable records on eighty-four (84) properties were found in the SHPO statewide database of information on cultural resources in Utah. There are two buildings in the survey area listed on the National Register<sup>2</sup> and one on the Utah State Register.<sup>3</sup>

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<sup>2</sup> The Farmington Tithing Office at 130 North Main Street and the Hector Haight House/Hotel at 208 North Main Street.

Construction dates were checked as needed in the Davis County Recorder's Office online system.<sup>4</sup>

#### **IV. Brief Outline History**

##### Settlement and Agricultural Village (1847-1889)

The first known settlement of the Farmington area by non-native people began when Hector C. Haight and other Mormon<sup>5</sup> pioneers were sent to the area from Salt Lake City in 1847-8 to winter cattle herds. Several families followed and built log cabins. Early settlement was along the streams coming down from the mountains. Before long more permanent settlers followed to the area that became known as North Cottonwood. By 1852 the name was changed to Farmington and it became the county seat for Davis County. It is located in the middle of the county.

The Farmington town plat was laid out in 1853 to standardize the previously spread out agricultural settlement. In response to Brigham Young's request for towns to fortify themselves as protection from Indian attacks, Farmington began to erect a mud wall enclosing 150 acres of the new town in 1854-5. The wall covered an L-shaped site, two blocks wide, enclosing both Main and 100 East Streets and six blocks north/south from almost 100 South to 500 North Streets with an extension to the west along both sides of what is now State Street. Much of the current survey area was within the boundaries of the mud wall. Main Street is the traditional civic, ecclesiastical, residential, and commercial center of the Farmington community located between the Wasatch mountains to the east and the Great Salt Lake to the west.

From the 1850s onward the most heavily traveled routes in Davis County were the roads going north-south from Salt Lake City to Ogden.<sup>6</sup> Farmington is located at the midway point between Ogden and Salt Lake City and was a convenient place to stop for the night for many travelers. At first, travelers lodged at private homes, later at purpose-built hotels. Several hotels were located along Main Street in the 1850s and 1860s. The Hector Haight House (208 N. Main Street, National Register, 1984) was originally a private home that housed travelers, a stage stop, and later the Union Hotel.

The building of interurban railroads north-south along the Wasatch Front followed the completion of the east-west transcontinental railroad line in 1869. The Utah Central Railroad provided rapid access from Farmington to either Salt Lake City or Ogden beginning in 1870. The city prospered with railroad access to markets in the cities.

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<sup>3</sup> The Farmington Rock Chapel at 272 North Main Street.

<sup>4</sup> [http://www.co.davis.ut.us/recorder/property\\_search/property\\_search.cfm](http://www.co.davis.ut.us/recorder/property_search/property_search.cfm)

<sup>5</sup> Also known as LDS or the Church of Jesus Christ of Latter Day Saints.

<sup>6</sup> Glen M. Leonard, *A History of Davis County*. Utah Centennial County History Series. (Salt Lake City: Utah State Historical Society/Salt Lake County Commission, 1996), 135.

### City Founding and Residential Growth (1890-1965)

Farmington incorporated as a town in 1892 with a population of 1,180.<sup>7</sup> The Davis County courthouse was constructed in 1889-90. Two major commercial institutions opened in Farmington in 1892; the first bank, the Davis County Bank, and the Farmington Commercial and Manufacturing Company. The bank occupied a room in the Farmington Commercial and Mfg. Company building on the northeast corner of State and Main Streets. Municipal infrastructure improvements followed with a water system in 1906 and electric lights in 1908.

The Bamberger railroad line connected Farmington to Salt Lake City in 1894. The Bamberger tracks ran along 200 West in Farmington, two blocks to the west of the surveyed area of Main Street. In conjunction with his railroad, Samuel Bamberger began his amusement park now known as Lagoon in Farmington in 1896, at the terminus of the Bamberger Line.

Farming and ranching practices changed during this era. In the early years, the surrounding farms continued to produce grains, alfalfa and livestock, including dairy herds and sheep. A series of floods, with the worst occurring in 1923 and 1930, were determined to be from the overgrazing of sheep in the foothills. CCC (Civilian Conservation Corps) workers stabilized the hillsides above the city with terracing and planting of Douglas firs. Livestock was banned from the foothills.<sup>8</sup> Agricultural production then turned to cash crops such as cherries, peaches, apricots, apples and sugar beets that depend on ready access to markets. The concrete highway to Ogden was completed in 1920 and with that the crops could be quickly transported both north and south to Ogden and Salt Lake City via a variety of means; automobiles, trucks or trains.

World War II-related industries and military installations located in Davis County to the north and Salt Lake County to the south brought employment opportunities and new workers to the Wasatch Front but did not have as great an impact on Farmington as with communities closer to the installations. The population of Farmington remained relatively stable with a small increase from 1,380 in 1942 to 1,951 in 1960. The last interurban train service ceased after the end of World War II leaving the automobile as the main means of transportation in this era.

### Out of Period (1966-2010)

Farmington is a desirable residential city along the Wasatch Front with its small-town atmosphere and tree-lined streets. Its population increased geometrically during this period, from 1,951 in 1960 to 2,526 in 1970, doubling to 4,691 in 1980 and tripling to the current population of 17,000 residents.<sup>9</sup> Most of the residential growth took place outside

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<sup>7</sup> The town had 976 residents in 1870 and 1050 in 1900.

<sup>8</sup> Workers of the Writers' Program for the Work Progress Administration for the State of Utah. *Utah, A Guide to the State*. American Guide Series. Utah State Institute of Fine Arts and the Salt Lake County Commission. (New York: Hastings House, 1941), 282.

<sup>9</sup> Farmington City website (<http://farmington.utah.gov/>).

of the Main Street survey area but some buildings along Main Street have been replaced with newer residences. Farmington residents can easily commute via car or commuter rail north to Ogden or south to Salt Lake City to employment and educational opportunities. Interstate I-15 was completed through Davis County in the 1960's<sup>10</sup> and the Frontrunner commuter rail in 2008. Further commercial growth of the city outside of the present survey area is anticipated. Station Park, planned to be the largest commercial development in Farmington, has a predicted completion date of May of 2011.

## V. Summary of Results

### General Findings

The survey documented one hundred thirteen primary structures; eighteen were built outside of the historic period. Sixty-six of the buildings (fifty-eight percent) are eligible/significant or eligible/contributing. Only four buildings identified in previous surveys have been demolished. The statistical summary of the survey data for the contributing buildings only, the Historic Building Report/Counts from RLS Survey, is appended to this report. Digital images with addresses and evaluations of their historic integrity are included in printed copies as well as on CD. The list of the buildings themselves, in address order, is included in the appendix in the report titled Architectural Survey Data for Farmington (Building List).

In plan, the majority of the primary contributing buildings surveyed were residential, fifty-nine or eighty-nine percent. The other eleven percent were built as commercial/public, religious or agricultural buildings. The buildings in the survey area are a cross-section of building types of styles from all of the history of Farmington. All of the contributing residential buildings are single-family although there are several apartment buildings or duplexes constructed outside of the historic period. The majority of the contributing buildings have a single story (fifty-four or eighty-two percent) and five have 1.5 stories (eight percent). There are seven contributing buildings (eleven percent) with two full stories.

As might be expected for the time span covered, a variety of styles and types are found in the survey area, ranging from simple pioneer vernacular Classical: Other hall-parlor houses to the recently built City Hall in the Neo-Eclectic style. Bungalows are the most frequent residential type in the survey area and were the most popular building style/type in the first quarter of the twentieth century throughout Utah. Victorian eclectic is the most numerous style category over a range of building types.

The most popular cladding material is brick and varieties of brick appear on forty-three or forty-seven percent of the primary contributing structures. Veneers which include stucco/plaster, half-timbering, asbestos siding and aluminum/vinyl siding are used in twenty-seven or thirty percent of the houses. Wood (seven), logs (one) and stone (thirteen) are the remaining cladding materials used.

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<sup>10</sup> It passes to the west of Main Street in Farmington.

## Findings by Contextual Period

### 1. Settlement and Agricultural Village (1847-1889)

During this period eighteen or twenty-eight percent of the contributing buildings in the survey area of Farmington were constructed. There are a range of types and styles of buildings from the earliest log and adobe pioneer vernacular buildings to Victorian high-style two-story residences. Building types are a mix of residential, agricultural, ecclesiastical, commercial and civic. The c. 1861 Charles W. Penrose log cabin has been moved several times in its history, most recently to a site to the east of the 1862 Farmington Rock Chapel at 272 North Main Street.

The Main Street survey area contains the houses of many early prominent citizens. The two-story adobe Hector Haight House/Hotel (National Register) at 208 North Main Street was built in c. 1857 and enlarged in c. 1870. It was operated as the Union Hotel in the 1860s and 1870s, one of several hotels in Farmington that served travelers along Main Street. Haight also built two rock houses at 121 and 145? West 600 North Street during c. 1867 and c. 1870, respectively.

Joseph Lee Robinson, Farmington's first LDS bishop and one of its earliest inhabitants, built a two-story house at 94 North 100 West c. 1854. Robinson had five wives in the LDS practice of polygamy at the time and each of them lived in this house at one time. Nearby at 104 West 100 North he built a house c. 1865. One of his sons, Joseph Elijah Robinson and his wife, Dora, enlarged the house when they lived there in c. 1874. Another son, Oliver Lee Robinson, later also lived at 94 West 100 North. Oliver Lee Robinson built a rock barn for his animals c. 1872-3 at 67 West 100 North. It was converted to a residence in 1897 and continues in residential use today.

John W. Hess became the LDS bishop of Farmington in 1855 and built a number of houses along Main Street for his seven wives and sixty-three children. The c. 1880 brick Victorian Eclectic at 479 North Main Street housed his wife, Mary Ann Steed Hess, and sister-wife Caroline Workman Hess lived in the c. 1882 brick crosswing across the street at 488 North Main Street.

### 2. City Founding and Residential Growth (1890-1965)

As the population of the city almost doubled during this period, much construction took place. A total of seventy-two percent, or forty-eight of the eligible structures were built in this era. A number of civic and ecclesiastical buildings were constructed or enlarged during this era. The Davis County courthouse (Utah State Register) at 28 East State Street was built in 1890, enlarged in 1937 and again in 1958.

The Farmington Tithing Office (National Register), a brick Victorian Eclectic standard plan LDS tithing office, was built in 1907 at 110 North Main Street. The tithing office

was sold to the city in 1917 and became City Hall and a public library for a number of years. It has been used as the Farmington City Historical Museum since 2004.

Commercial growth also resulted in a number of buildings that housed retail establishments. For example, Joseph E. Robinson built an adobe building at 79 N. Main Street for Elizabeth Cowley Brown and Dora Watson Robinson to house their millinery and ladies furnishings shop in 1890. It is now clad in wooden drop siding. The northeast corner of Main Street and 100 North (92 North Main Street) has been a service station and garage since the earliest automobile times with a number of different owners and gasoline company affiliations.

Many residences date from this era, including the thirteen bungalows. Most housing types and styles found in Utah were also built in Farmington in the survey area.

### 3. Out of Period (1966-2010)

City offices moved to its own purpose-built City Hall faced with local stone at 130 North Main Street in 1984. Continued city growth led to a new larger City Hall in 2010 at 160 South Main Street. Several multiple dwellings (duplexes or apartment buildings) date from this modern era.

## VI. Recommendations

### National Register

The creation of a National Register Historic District for the Main Street area will be completed as part of this contract. The majority of the buildings surveyed (fifty-eight percent) is eligible/significant (fourteen percent) or eligible/contributing (forty-four percent) and will be contributing buildings in the future historic district. A minority, forty-two percent of the buildings, are either built after the historic period (sixteen percent) or altered with additions or renovations that have adversely affected the historic integrity of twenty-nine buildings (twenty-six percent).

### Intensive Level Surveys

A reconnaissance level survey (RLS) is a visual evaluation of the exteriors of structures and does not provide specific histories on the individual buildings. Intensive Level Surveys (ILSes) are the appropriate vehicles to establish a firm construction date, document the historic era owners, builders, architects and residents of the building, and record its history. Further information on the history and architecture of the various buildings would inform preservation plans for the area. These surveys would provide current information to allow Farmington City and the Historic Preservation Commission to make informed decisions regarding planning actions affecting the potential Historic District. This information will also provide a higher level of certainty regarding historic

district status to property owners in the district as well as be used to update the database at the State Historic Preservation Office (SHPO).

All of the contributing buildings in the surveyed area without previous formal intensive level survey research should be considered. Priority for ILS research should be given to buildings that retain their historic integrity (an evaluation of A or B) without previous research, built in the nineteenth century. The noncontributing historic era buildings with C evaluations should also be candidates for further investigation.

#### Suggestions for potential ILS research

139 North Main Street – c. 1873 hall-parlor  
177 North Main Street – c. 1893 brick Victorian Eclectic  
245 North Main Street – c. 1870 rock hall-parlor  
445 North Main Street – c. 1880 asbestos-sided  
40 West 100 North Street – c. 1920 drop-sided bungalow  
15 East 500 North – c. 1903 stucco  
21? East State Street - c. 1890 brick two-part block  
25? East State Street – c. 1890 brick one-part block  
12 West State Street – 1930/1960 – Davis County Bank  
7 East State Street – c. 1890/1910 – brick two-part block, F.C. & M. Co.  
94 South Main Street – c. 1867 stone hall-parlor  
57 North Main Street – c. 1905 brick Walter Rampton House  
310 North Main Street – brick Victorian Eclectic – c. 1890?

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# Historic Building Report/Counts from RLS Survey

RLS Year: 10

FARMINGTON

Utah State Historic Preservation Office Data

## Evaluation

Evaluation	Quantity	Percentage
A ELIGIBLE/SIGNIFICANT	16	14%
B ELIGIBLE/CONTRIBUTING	50	44%
C INELIG./NON-CONTRIBUTING	29	26%
D OUT-OF-PERIOD	18	16%
<b>Total:</b>	<b>113</b>	

## Evaluation - All

Evaluation	Quantity	Percentage
A ELIGIBLE/SIGNIFICANT	16	14%
B ELIGIBLE/CONTRIBUTING	50	43%
C INELIG./NON-CONTRIBUTING	29	25%
D OUT-OF-PERIOD	18	15%
X DEMOLISHED	4	3%
<b>Total:</b>	<b>117</b>	

## Construction Date Decade

(A or B rated buildings only)

Decade	Quantity	Percentage
1850s	3	5%
1860s	6	9%
1870s	5	8%
1880s	4	6%
1890s	10	15%
1900s	4	6%
1910s	2	3%
1920s	12	18%
1930s	6	9%
1940s	3	5%
1950s	7	11%
1960s	4	6%
<b>Total:</b>	<b>66</b>	

## Original Use Category

(A or B rated buildings only)

Original Use	Quantity	Percentage
RESIDENTIAL	59	89%
RELIGION	2	3%
GOVERNMENT	2	3%
COMMERCIAL / TRADE	2	3%
AGRICULTURAL	1	2%
<b>Total:</b>	<b>66</b>	

## Original Use

(A or B rated buildings only)

Original Use	Quantity	Percentage
R1 SINGLE DWELLING	59	89%
A6 AGRIC. OUTBUILDING	1	2%
J1 RELIGIOUS FACILITY	1	2%
J0 RELIGIOUS (GENERAL)	1	2%
G7 COURTHOUSE	1	2%
G0 GOVERNMENT (GENERAL)	1	2%
C1 BUSINESS/OFFICE	1	2%
C0 COMMERCIAL (GEN.)	1	2%
<b>Total:</b>	<b>66</b>	

# Historic Building Report/Counts from RLS Survey

RLS Year: 10

FARMINGTON

Utah State Historic Preservation Office Data

## Type Category (A or B rated buildings only)

Plan / Type Category	Quantity	Percentage
RESIDENCES	48	73%
RESIDENCES - LATE 20TH CENTURY	12	18%
COMMERCIAL/PUBLIC BUILDINGS	4	6%
RELIGIOUS BUILDINGS	2	3%
<b>Total:</b>	<b>66</b>	

## Type (A or B rated buildings only)

Plan / Type	Quantity	Percentage
RU BUNGALOW	9	14%
RZ OTHER RESIDENTIAL TYPE	5	8%
RH HALL-PARLOR	5	8%
RI PERIOD COTTAGE	4	6%
HE RANCH / RAMBLER	5	8%
RX CROSSWING	4	6%
RJ CENTRAL BLK W/ PROJ BAYS	4	6%
RU BUNGALOW	4	6%
HA WWII-ERA COTTAGE	2	3%
HD EARLY RANCH WITH GARAGE	2	3%
RJ CENTRAL BLK W/ PROJ BAYS	2	3%
RX CROSSWING	2	3%
RI PERIOD COTTAGE	2	3%
RC CENTRAL PASSAGE	1	2%
C2 2-PART BLOCK	1	2%
CC CENTRAL BLOCK WITH WINGS	1	2%
CZ OTHER COMMERCIAL/PUBLIC	1	2%
HA WWII-ERA COTTAGE	1	2%
XZ OTHER RELIGIOUS BUILDING	1	2%
HB WWII-ERA COTTAGE W/GAR.	1	2%
XA CHURCH/MEETINGHOUSE	1	2%
HF RANCH WITH GARAGE	1	2%
RR DOUBLE PILE	1	2%
RD DOUBLE CELL	1	2%
C1 1-PART BLOCK	1	2%
RT TEMPLE FORM	1	2%
ZZ OTHER/UNDEFINED	1	2%
RS SINGLE CELL	1	2%
RQ CLIPPED-GABLE COTTAGE	1	2%
RZ OTHER RESIDENTIAL TYPE	1	2%

**Total: 66**

## Contributing Outbuildings

	Total
6 properties with outbldgs. =	
26 properties with 0 outbldgs. =	0
32 properties with 1 outbldgs. =	31
1 properties with 2 outbldgs. =	2
1 properties with 3 outbldgs. =	3
<b>Grand Total</b>	<b>36</b>

## Non-Contributing Outbuildings

	Total
56 properties with 0 outbldgs. =	0
10 properties with 1 outbldgs. =	11
<b>Grand Total</b>	<b>11</b>

## Height

Description	Quantity
1 story(s)	54 82%
1.5 story(s)	5 8%
2 story(s)	7 11%
<b>Total</b>	<b>66</b>

# Historic Building Report/Counts from RLS Survey

RLS Year: 10

FARMINGTON

Utah State Historic Preservation Office Data

Page 3 of 4

1/25/2011

## Material Category (A or B rated buildings only)

Material Categories	Quantity	Percentage
BRICK	43	47%
VENEER	27	30%
STONE	13	14%
WOOD	7	8%
LOG	1	1%
<b>Total:</b>	<b>91</b>	

## Material - Details (A or B rated buildings only)

Materials	Quantity	Percentage
AB HEWN LOGS	1	1%
EV GLAZED CURTAIN WALL	1	1%
BD DROP/NOVELTY SIDING	4	4%
BE CLAPBOARD SIDING	2	2%
BT TONGUE & GROOVE	1	1%
CA REGULAR BRICK	21	23%
CD STRIATED BRICK	18	20%
CF OVERSIZED BRICK	2	2%
CZ BRICK:OTHER/UNDEF.	2	2%
DB SANDSTONE	1	1%
DD COBBLESTONE	3	3%
DG FIELDSTONE	1	1%
DZ STONE:OTHER/UNDEF.	8	9%
EA STUCCO/PLASTER	12	13%
EH ASBESTOS SIDING	1	1%
EI ALUM./VINYL SIDING	12	13%
EM HALF-TIMBERING	1	1%

**Total: 91**

## Material - Details (A or B rated buildings only)

### Frequency Order

Materials	Quantity	Percentage
CA REGULAR BRICK	21	23%
CD STRIATED BRICK	18	20%
EA STUCCO/PLASTER	12	13%
EI ALUM./VINYL SIDING	12	13%
DZ STONE:OTHER/UNDEF.	8	9%
BD DROP/NOVELTY SIDING	4	4%
DD COBBLESTONE	3	3%
CZ BRICK:OTHER/UNDEF.	2	2%
BE CLAPBOARD SIDING	2	2%
AB HEWN LOGS	1	1%
CF OVERSIZED BRICK	2	2%
EV GLAZED CURTAIN WALL	1	1%
DG FIELDSTONE	1	1%
BT TONGUE & GROOVE	1	1%
EH ASBESTOS SIDING	1	1%
EM HALF-TIMBERING	1	1%
BA SHINGLE SIDING	1	1%
DB SANDSTONE	1	1%
<b>Total:</b>	<b>91</b>	

# Historic Building Report/Counts from RLS Survey

RLS Year: 10

FARMINGTON

Page 4 of 4

1/25/2011

Utah State Historic Preservation Office Data

## Style Category

(A or B rated buildings only)

Style Categories	Quantity	Percentage
OTHER	19	20%
EARLY 20TH CENTURY	20	21%
VICTORIAN	19	20%
WWII / POST-WAR	13	14%
CLASSICAL	12	13%
PERIOD REVIVAL	11	11%
LATE 20TH CENTURY	2	2%
<b>Total:</b>	<b>97</b>	

## Style - Details

(A or B rated buildings only)

Styles	Quantity	Percentage
CG GREEK REVIVAL	2	2%
CZ CLASSICAL: OTHER	10	10%
LC CONTEMPORARY	1	1%
LZ LATE 20TH C.: OTHER	1	1%
OT OTHER/UNCLEAR STYLE	3	3%
OV VERNACULAR	16	17%
RC COLONIAL REVIVAL	3	3%
RG ENGLISH COTTAGE	3	3%
RN NEOCLASSICAL	3	3%
RT ENGLISH TUDOR	2	2%
TB BUNGALOW	14	15%
TG CLIPPED-GABLE COTTAGE	1	1%
TP PRAIRIE SCHOOL	4	4%
TZ 20TH C.: OTHER	1	1%
VE VICTORIAN ECLECTIC	16	17%
VQ QUEEN ANNE	3	3%
WE EARLY RANCH (GEN.)	2	2%
WR RANCH/RAMBLER (GEN.)	6	6%
WW MINIMAL TRADITIONAL	5	5%
<b>Total:</b>	<b>97</b>	

## Style - Details

(A or B rated buildings only)

### Frequency Order

Styles	Quantity	Percentage
OV VERNACULAR	16	17%
VE VICTORIAN ECLECTIC	16	16%
TB BUNGALOW	14	14%
CZ CLASSICAL: OTHER	10	10%
WR RANCH/RAMBLER (GEN.)	6	6%
WW MINIMAL TRADITIONAL	5	5%
TP PRAIRIE SCHOOL	4	4%
VQ QUEEN ANNE	3	3%
OT OTHER/UNCLEAR STYLE	3	3%
RN NEOCLASSICAL	3	3%
RG ENGLISH COTTAGE	3	3%
RC COLONIAL REVIVAL	3	3%
LZ LATE 20TH C.: OTHER	1	1%
WE EARLY RANCH (GEN.)	2	2%
CG GREEK REVIVAL	2	2%
RT ENGLISH TUDOR	2	2%
LC CONTEMPORARY	1	1%
TG CLIPPED-GABLE COTTAGE	1	1%
TZ 20TH C.: OTHER	1	1%
<b>Total:</b>	<b>97</b>	

## Architectural Survey Data for FARMINGTON

## Utah State Historic Preservation Office

Address/ Property Name	Eval/	OutB	Yr.(s)	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year	Comments/ NR Status
	Ht	N/C	Buft					
24 W 100 NORTH	B	0/1 1	c. 1900	ALUM./VINYL SIDING REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	10	
27 W 100 NORTH	C	0/0 2	c. 1934	ALUM./VINYL SIDING	OTHER/UNCLEAR STYLE	OTHER RESIDENTIAL SINGLE DWELLING	10	2 STORY ADDN TO W.
40 W 100 NORTH	B	0/1 1	c. 1920	DROP/NOVELTY SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	10	OLD WOOD GARAGE, SHUTTERS
67 W 100 NORTH ROBINSON, OLIVER LEE, BARN	B	0/1 1.5	1875	STONE: OTHER ALUM./VINYL SIDING	CLASSICAL: OTHER VERNACULAR	CENTRAL PASSAGE AGRIC. OUTBUILDING	10 06 92	BARN CONVERTED TO HOUSE 1897
68 W 100 NORTH ROBINSON/RICHARDS HOUSE	B	1/0 1.5	c. 1902	ALUM./VINYL SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	10 10	
92 W 100 NORTH	B	1/0 1	c. 1925	REGULAR BRICK STUCCO/PLASTER	BUNGALOW NEOCLASSICAL COLONIAL REVIVAL	BUNGALOW SINGLE DWELLING	10	
104 W 100 NORTH ROBINSON, JOSEPH E. & DORA,	B	1/1 2	c. 1865 1874	STUCCO/PLASTER	VICTORIAN ECLECTIC GREEK REVIVAL CLASSICAL: OTHER	TEMPLE FORM SINGLE DWELLING	10 91	QUOINS, COLUMNS
148 W 100 NORTH	A	0/1 1	c. 1936	REGULAR BRICK STRIATED BRICK	BUNGALOW COLONIAL REVIVAL	BUNGALOW SINGLE DWELLING	10	SET BACK FR RD.
89 N 100 WEST GLEASON, JOHN S.	C	0/1 1	c. 1889	SHINGLE SIDING ALUM./VINYL SIDING	VICTORIAN ECLECTIC OTHER/UNCLEAR STYLE	CROSSWING SINGLE DWELLING	10	SMALL ADD'N TO S
94 N 100 WEST ROBINSON, JOSEPH LEE, HOUSE	B	0/1 2	c. 1854	STUCCO/PLASTER	VERNACULAR	DOUBLE PILE SINGLE DWELLING	10 91	NEWER PORCH; c.1900 REAR ADDITION; FLOOR PLAN; NEW ILS 11/06; 2 STORY TO S
22 E 200 NORTH	C	2/ 1	1950	BRICK:OTHER/UNDEF. ALUM./VINYL SIDING	MINIMAL TRADITIONAL	EARLY RANCH / RAMBLER SINGLE DWELLING	10	
510 N 200 WEST	D	0/0 2	1973	ROMAN BRICK STONE VENEER	RANCH/RAMBLER (GEN.)	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	DATE FROM CTY ASSESSOR

?≈approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterred D=ineligible/out of period U=undetermined/lack of info X=demolished

**Architectural Survey Data for FARMINGTON**  
Utah State Historic Preservation Office

Address/ Property Name	Eval/	OutB	Yr.(s)	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year	Comments/ NR Status
	Ht	N/C	Built					
517 N 200 WEST	B	0/0 1	1961	REGULAR BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	10	CARPORT TO S.; DATE FROM CTY ASSESSOR
525 N 200 WEST	D	0/0 1	1968	REGULAR BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	10	DATE FROM CTY ASSESSOR
15 E 500 NORTH ABBOTT, LEWIS EDWIN	C	0/0 1	c. 1903	GLASS BLOCK  STUCCO/PLASTER	OTHER/UNCLEAR STYLE CLASSICAL; OTHER VERNACULAR	OTHER RESIDENTIAL SINGLE DWELLING	10	MODERN ALT'D; COBBLESTONE RETAINING WALL
7 E 600 NORTH ✓	B	0/0 1	c. 1890	STUCCO/PLASTER	VERNACULAR CLASSICAL; OTHER	HALL-PARLOR  SINGLE DWELLING	10	
12 E 600 NORTH ✓	B	0/0 1	c. 1960	OVERSIZED BRICK ALUM./VINYL SIDING	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	10	SKINTLED MORTAR
18 E 600 NORTH	D	0/0 1	c. 2000	REGULAR BRICK BRICK; OTHER/UNDEF. STUCCO/PLASTER	LATE 20TH C.: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	
23 E 600 NORTH	B	0/0 1	c. 1915	CLAPBOARD SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	10	COM
4 W 600 NORTH	C	0/0 1	c. 1910	ALUM./VINYL SIDING	OTHER/UNCLEAR STYLE	HALL-PARLOR SINGLE DWELLING	10	CHANGED WINDOW OPENINGS
16 W 600 NORTH	B	0/2 1	c. 1893	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	10	HAUGEN BODY SHOP IN REAR; REAR FRAME ADDITION
36 W 600 NORTH	C	1/0 2	c. 1909 c. 1986	LOG; OTHER/UNDEF. WOOD SHEET ALUM./VINYL SIDING	LATE 20TH C.: OTHER OTHER/UNCLEAR STYLE	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	DATE UNCLEAR
43 W 600 NORTH	D	0/0 1.5	c. 2000	STUCCO/PLASTER STONE VENEER	NEO-ECLECT.: OTHER	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10	+45

?=approximate address Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

**Architectural Survey Data for FARMINGTON**  
Utah State Historic Preservation Office

Address/ Property Name	Eval/	OutB	Yr.(s)	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year	Comments/ NR Status
	Ht	N/C	Built					
48 W 600 NORTH	B	1/0	c. 1929	REGULAR BRICK HALF-TIMBERING	ENGLISH TUDOR MINIMAL TRADITIONAL	PERIOD COTTAGE SINGLE DWELLING	10	ALUM SLIDERS; REAR ADDITION
59 W 600 NORTH	D	0/0 1.5	c. 2000	STONE VENEER STUCCO/PLASTER	NEO-ECLECT.: OTHER EARLY 21ST C.: OTHER	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10	+57
82 W 600 NORTH LOYND, JAMES/JUDD, THEDA	B	0/1 1.5	c. 1868	ALUM./VINYL SIDING STONE:OTHER/UNDEF.	VERNACULAR	HALL-PARLOR SINGLE DWELLING	10 91	SKYLIGHTS IN ROOF; ADDN TO W
108 W 600 NORTH	C	1/0 1	1935	ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	ADDN TO W
121 W 600 NORTH HAIGHT/HINMAN HOUSE	B	0/0 1	c. 1867	COBBLESTONE FIELDSTONE	VERNACULAR CLASSICAL: OTHER	HALL-PARLOR SINGLE DWELLING	10 09	VACANT; REAR T-WING
? 131 W 600 NORTH PACIFICORP	D	0/0 1	c. 1990	CONCRETE BLOCK	OTHER/UNCLEAR STYLE	OTHER/UNDEFINED ENERGY FACILITY	10	SET DEEP IN LOT
? 145 W 600 NORTH HAIGHT, HECTOR C.	B	0/1 1	c. 1870	ALUM./VINYL SIDING COBBLESTONE STONE:OTHER/UNDEF.	VERNACULAR CLASSICAL: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	10	SET DOWN FROM ROAD
180 W 600 NORTH	C	1/2 1	1961	WOOD:OTHER/UNDEF.	POST-WWII: OTHER	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	TREES; DATE FROM CTY ASSESSOR
20 N MAIN DAVIS SCHOOL DISTRICT	B	0/0 1	1965	STUCCO/PLASTER BRICK:OTHER/UNDEF. METAL: UNDEF./OTHER	LATE 20TH C.: OTHER	SCHOOL (GENERAL) EDUC. ADMINISTRATIVE	10	
23 N MAIN /KEY FINANCIAL GROUP	C	0/0 2	c. 1920	STRIATED BRICK OVERSIZED BRICK	MODERN: OTHER	OTHER COMMERCIAL (GEN.)	10	DATE UNCLEAR; 2ND FLOOR ADDED
36 N MAIN STEVENSON, ALFRED HOUSE	A	0/0 1	1853 c.1875	DROP/NOVELTY SIDING COBBLESTONE	VICTORIAN ECLECTIC QUEEN ANNE VERNACULAR	CROSSWING SINGLE DWELLING	10 97	LOG & ADOBE UNDER SIDING; ORIG. SINGLE CELL WITH 1875 CROSSWING
? 47 N MAIN	C	0/0 1	c. 1920	STONE VENEER STUCCO/PLASTER	OTHER/UNCLEAR STYLE	1-PART BLOCK COMMERCIAL (GEN.)	10	

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Utah State Historic Preservation Office

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49 N MAIN /HHI CORP.	C	0/0 1	c. 1950	STONE VENEER	OTHER/UNCLEAR STYLE	OTHER COMMERCIAL (GEN.)	10	
56 N MAIN WILLIAMS, DANIEL / ROCK BARN	C	0/1 1.5	c. 1855	SHINGLE SIDING STONE:OTHER/UNDEF.	LATE 20TH C.: OTHER VERNACULAR	OTHER/UNDEFINED AGRIC. OUTBUILDING	10 92	COM
57 N MAIN RAMPTON, WALTER/EYESIGHT	A	0/0 1	c. 1905	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	10	SHUTTERS
58 N MAIN /AUNT ADDY'S	A	0/0 1	c. 1890	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC QUEEN ANNE	CROSSWING SINGLE DWELLING	10	
63 N MAIN	D	0/0 1	c. 2009	STONE:OTHER/UNDEF. ALUM./VINYL SIDING	NEO-ECLECT.; OTHER	OTHER COMMERCIAL (GEN.)	10	
79 N MAIN LADIES FURNISHING SHOP	C	0/0 1	c. 1890 2005	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	SHOTGUN SPECIALTY STORE	10 91 02	ORIGINAL STOREFRONT REMOVED EARLY 21ST CENT.
? 89 N MAIN /PRECISION WINDSHIELD REPAIR	C	0/0 1	c. 1905	ALUM./VINYL SIDING	OTHER/UNCLEAR STYLE	SERVICE BAY/BUSINESS SERVICE STATION	10	GAS STATION COM
92 N MAIN /FARM. SERVICES & TOWING	C	0/0 1	c. 1940	WOOD:OTHER/UNDEF. CONCRETE BLOCK	MANSARD	SERVICE STATION SERVICE STATION	10	DATE UNCERTAIN
108 N MAIN FARMINGTON TITHING OFFICE	A	0/ 1	1907 1909	REGULAR BRICK	VICTORIAN ECLECTIC	OTHER RELIGIOUS RELIGIOUS (GENERAL)	10	TITHING OFFICE TYPE 3; CITY HALL 1917-1970 NR
111 N MAIN	B	0/1 1	c. 1880	STUCCO/PLASTER	VERNACULAR CLASSICAL; OTHER	OTHER RESIDENTIAL SINGLE DWELLING	10	BUNGALOW PORCH; FOR SALE
127 N MAIN	A	0/1 2	c. 1923	STRIATED BRICK	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	10	CARPORT ADDITION
130 N MAIN FARMINGTON CITY HALL	D	0/ 1	c. 1984	STONE:OTHER/UNDEF.	NEO-COLONIAL	OTHER CITY HALL	10	VACANT

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139 N MAIN	B	0/1	c. 1873	STUCCO/PLASTER	VERNACULAR CLASSICAL: OTHER	HALL-PARLOR	10	SALTBOX
158 N MAIN	C	0/1 1.5	c. 1915	ALUM./VINYL SIDING	BUNGALOW	SINGLE DWELLING BUNGALOW SINGLE DWELLING	10	ALTERATIONS. SMALL WOOD BARN
159 N MAIN	B	0/1 1.5	c. 1915	STUCCO/PLASTER ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	10	
170 N MAIN	C	0/1 1.5	c. 1915	ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	10	ALTERATIONS, AWNINGS
176 N MAIN	D	0/0 1	1977	ALUM./VINYL SIDING WOOD SHEET	LATE 20TH C.: OTHER	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	10	
177 N MAIN	B	0/1 1	c. 1893	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	10	SMALL ADDN TO SO
197 N MAIN	A	1/0 1	c. 1920	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	10	NEW WINDOWS
207 N MAIN	B	0/1 1	c. 1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	"C"? CARPORT ADDITION TO N
208 N MAIN HAIGHT, HECTOR C., HOUSE	B	0/ 2	c. 1857	ALUM./VINYL SIDING	OTHER/UNCLEAR STYLE	DOUBLE CELL SINGLE DWELLING	10 92	1950s ALUMINUM SIDING OVER ADOBE NR
211 N MAIN	B	0/1 1	c. 1920	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	10	VINYL SOFFITS
227 N MAIN	B	0/1 1	c. 1935	STUCCO/PLASTER	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	10	METAL ROOF
245 N MAIN	B	0/1 1	c. 1870 c. 1935	STONE:OTHER/UNDEF.	CLASSICAL: OTHER VERNACULAR	HALL-PARLOR SINGLE DWELLING	10	HISTORIC GARAGE ADDITION? FAUX MUNTINS

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272 N MAIN FARMINGTON ROCK CHAPEL	A	0/0 1	1863 c. 1941	STONE:OTHER/UNDEF.	GREEK REVIVAL VERNACULAR	CHURCH/MEETINGHOUS RELIGIOUS FACILITY	10 10 72 SR	1941 REMODEL BY ARCHIT. HARRY B. POLL; MURAL BY LYNN FAUSETT & GORDON COPE
273 N MAIN	B	0/1 1	c. 1955	STRIATED BRICK CLAPBOARD SIDING	RANCH/RAMBLER (GEN.)	RANCH WITH GARAGE SINGLE DWELLING	10	GARAGE FILLED IN
? 274 N MAIN PENROSE, CHARLES, CABIN	A	0/ 1	c. 1861	HEWN LOGS	VERNACULAR	SINGLE CELL SINGLE DWELLING	10	ORIG. LOCATED ACROSS MAIN STREET; MOVED IN 1924-27, THEN IN 1956 MOVED HERE
287 N MAIN	C	1/ 1.5	1915	ALUM./VINYL SIDING	BUNGALOW  LATE 20TH C.: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	10	LARGE ADDITION-NOW DUPLEX (89 W. 300 NORTH)
293 N MAIN	X	0/ 1.5	c. 1930	DROP/NOVELTY SIDING	OTHER/UNCLEAR STYLE	PERIOD COTTAGE SINGLE DWELLING	10	A VACANT LOT IN 10/10
310 N MAIN CHAFFIN, GEORGE	B	0/1 1	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	10	BUNGALOW PORCH
330 N MAIN	B	0/0 1	c. 1955	STRIATED BRICK	VERNACULAR EARLY RANCH (GEN.)	EARLY RANCH WITH SINGLE DWELLING	10	SHUTTERS
331 N MAIN	B	0/ 1	c. 1870 c. 1930	TONGUE & GROOVE  STONE:OTHER/UNDEF.	CLASSICAL: OTHER  VERNACULAR	OTHER RESIDENTIAL SINGLE DWELLING	10	DATE UNCERTAIN. WAS A SINGLE CELL, 1930S ADDITION; VINYL SLIDERS
350 N MAIN	D	0/0 2	c. 2005	ALUM./VINYL SIDING BRICK:OTHER/UNDEF.	NEO-VICTORIAN	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	
351 N MAIN MILLER, CHARLES ARNOLD,	A	0/3 2	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	10 91	OLD BARN BEHIND
372 N MAIN	D	1/0 1.5	c. 1995	STRIATED BRICK ALUM./VINYL SIDING	NEO-COLONIAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	10	
385 N MAIN	B	0/0 1	c. 1950	ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	
388 N MAIN	B	0/1 1	c. 1925	STRIATED BRICK STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW SINGLE DWELLING	10	

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410 N MAIN ABBOTT, JED	A	0/1 1	c. 1935	STRIATED BRICK	BUNGALOW ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	SHUTTERS; VINYL SOFFITS
411 N MAIN HESS, GEORGE	B	1/0 1	c. 1940	STRIATED BRICK	CLIPPED-GABLE COTTAGE	CLIPPED-GABLE SINGLE DWELLING	10	NEW GARAGE TO SOUTH
420 N MAIN	C	1/0 1	1959	ALUM./VINYL SIDING STRIATED BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	10	CARPORT TO N.; SHUTTERS
431 N MAIN	C	1/0 1	c. 1940	BRICK:OTHER/UNDEF. ALUM./VINYL SIDING	NEO-ELECT.: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	10	
442 N MAIN	C	0/1 1	1949	CONCRETE BLOCK STONE VENEER ALUM./VINYL SIDING	VERNACULAR	OTHER RESIDENTIAL SINGLE DWELLING	10	
445 N MAIN HESS, FRANCES BIGLER	B	0/1 1	c. 1880	ASBESTOS SIDING	20TH C.: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	10	ADDN TO N W/ GARAGE; ANOTHER HOUSE ATTACHED TO WEST
452 N MAIN PREECE, JOHN, HOME	C	0/ 1	c. 1862 c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	10 92	ORIG. ADOBE AND STONE SECTION WITH 1890 CROSSWING
453 N MAIN	C	1/0 1	c. 1900	STUCCO/PLASTER	VERNACULAR CLASSICAL: OTHER	HALL-PARLOR SINGLE DWELLING	10	
470 N MAIN	B	0/0 1	c. 1935	STRIATED BRICK	EARLY RANCH (GEN.)	EARLY RANCH WITH SINGLE DWELLING	10	
479 N MAIN HESS, JOHN W./MARY ANN ST	B	0/1 1	c. 1880	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	10 92	1930s WING OFF THE KITCHEN; NEW WINDOWS; CHANGED OPENINGS
488 N MAIN HESS, JOHN W. AND CAROLINE	B	0/ 1	c. 1882	REGULAR BRICK	VICTORIAN ECLECTIC	CROSSWING SINGLE DWELLING	10 92	SHUTTERS, COLS ALT
515 N MAIN	B	0/ 1	c. 1930	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	10	SHUTTERS; NEW WINDOWS

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517 N MAIN	C	0/0 1	c. 1930	ALUM./VINYL SIDING REGULAR BRICK	OTHER/UNCLEAR STYLE	OTHER RESIDENTIAL SINGLE DWELLING	10	COM?
538 N MAIN	B	0/0	c. 1935	STONE:OTHER/UNDEF. DROP/NOVELTY SIDING	OTHER/UNCLEAR STYLE VERNACULAR	OTHER RESIDENTIAL	10	ABOVE STREET; SET BACK
547 N MAIN	C	0/1 1	c. 1925	REGULAR BRICK	BUNGALOW	SINGLE DWELLING BUNGALOW	10	WINS,COLS ALTD; ADDN TO SOUTH
607 N MAIN	B	1/0 1	c. 1960	STRIATED BRICK	RANCH/RAMBLER (GEN.) LATE 20TH C.: OTHER	SINGLE DWELLING RANCH / RAMBLER	10	NEW GARAGE; COUNTY ASSESSOR DATE
625 N MAIN	D	0/0 1	c. 1975	STONE VENEER BRICK:OTHER/UNDEF.	RANCH/RAMBLER (GEN.)	SINGLE DWELLING RANCH WITH GARAGE	10	
630 N MAIN	C	0/0 1	c. 1880	STONE:OTHER/UNDEF.	CLASSICAL; OTHER VERNACULAR	SINGLE DWELLING OTHER RESIDENTIAL	10	LARGE ADDN TO N.; DATE UNCERTAIN; VINYL SOFFITS
653 N MAIN	D	0/0 1	c. 2005 c. 2000	STONE VENEER STUCCO/PLASTER	LATE 20TH C.: OTHER	SINGLE DWELLING OTHER	10	
SHIPLEY ASSOC. 10 S MAIN	B	1.5 0/1	c. 1920	BRICK:OTHER/UNDEF. STUCCO/PLASTER STRIATED BRICK	BUNGALOW PRAIRIE SCHOOL	BUSINESS/OFFICE BUNGALOW	10	BARTILE ROOF
PALMER, NEPHI 30 S MAIN	A	0/1 1	c. 1921	REGULAR BRICK	BUNGALOW PRAIRIE SCHOOL	SINGLE DWELLING BUNGALOW	10	MATCHING GARAGE
HESS HOME 44 S MAIN	A	0/1 1	c. 1925	REGULAR BRICK STUCCO/PLASTER	BUNGALOW PRAIRIE SCHOOL	BUNGALOW	10	
UDY, JOSEPH & ANNETTA 54 S MAIN	B	0/1 1	c. 1929	STRIATED BRICK STUCCO/PLASTER	BUNGALOW	SINGLE DWELLING BUNGALOW	10	VINYL WINDOWS
74 S MAIN	A	0/1 1	c. 1945	REGULAR BRICK STRIATED BRICK	MINIMAL TRADITIONAL	SINGLE DWELLING WWII-ERA COTTAGE	10	
		1				SINGLE DWELLING		

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94 S MAIN STODDARD, JUDSON	B	0/1 1	c. 1867	STONE:OTHER/UNDEF.	VERNACULAR CLASSICAL: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	10	DEMO IN PROCESS; ADOBE UNDERNEATH
99 S MAIN DAVIS C'TY ENVR. HEALTH & LAB.	B	0/0 1	c. 1965	BRICK:OTHER/UNDEF. GLAZED CURTAIN WALL	CONTEMPORARY	OTHER GOVERNMENT	10	
120 S MAIN	D	0/0 1.5	c. 2000	STONE:OTHER/UNDEF. SYNTH. STUCCO/EIFS	LATE 20TH C.: OTHER	OTHER/UNDEFINED CIVIC	10	
125 S MAIN DAVIS C'TY. CHILDREN'S JUSTICE	B	0/1 1.5	c. 1893	REGULAR BRICK ALUM./VINYL SIDING	VICTORIAN ECLECTIC QUEEN ANNE	CROSSWING SINGLE DWELLING	10 97	FAMILY: "1903"
129 S MAIN	X	0/ 1	c. 1900	DROP/NOVELTY SIDING	OTHER/UNCLEAR STYLE VICTORIAN ECLECTIC	SIDE PASSAGE/ENTRY SINGLE DWELLING	10 05	106, Proposed demolition 03/05.
142 S MAIN FARM. COMM. AQUATIC CENTER	D	3/0 1	c. 2000	CONCRETE: OTHER STONE:OTHER/UNDEF.	LATE 20TH C.: OTHER	OTHER/UNDEFINED SPORTS FACILITY	10	+ PICNIC PAVILIONS; SET BACK BEHIND PARKING LOT
153 S MAIN	B	1/0 1	1950	OVERSIZED BRICK	RANCH/RAMBLER (GEN.)	RANCH / RAMBLER SINGLE DWELLING	10	SKINTLED MORTAR; COUNTY DATE
160 S MAIN CITY HALL	D	0/0 2.5	c. 2010	ALUM./VINYL SIDING BRICK:OTHER/UNDEF.	EARLY 21ST C.: OTHER	OTHER CITY HALL	10	
166 S MAIN	X	1/1 1	c. 1985	BRICK:OTHER/UNDEF. ALUM./VINYL SIDING	SPLIT ENTRY (GEN.)	SPLIT ENTRY WITH SINGLE DWELLING	10	FLAG LOT
? 170 S MAIN	X	0/0 1	c. 1950	DROP/NOVELTY SIDING CONCRETE BLOCK	POST-WWII: OTHER	BASEMENT HOUSE SINGLE DWELLING	10	
175 S MAIN	D	1/0 1	c. 1975	BRICK:OTHER/UNDEF.	MANSARD	OTHER APT./HOTEL MULTIPLE DWELLING	10	SET BACK ON LOT
? 180 S MAIN	B	1/1 1	c. 1945	ALUM./VINYL SIDING STRIATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	OBSCURED BY TREES
187 S MAIN	B	1/0 1	c. 1950	STRIATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	10	
189 S MAIN	C	1/0 1	c. 1910	ALUM./VINYL SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	10	NEW WINDOWS; SIDING
193 S MAIN	B	0/0 1	c. 1925	REGULAR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	10	VINYL SOFFITS

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? 7 E STATE FARM, COMM. & MANUF.	C	0/0 2	c. 1890	STONE:OTHER/UNDEF. ALUM./VINYL SIDING STONE VENEER	LATE 20TH C.: OTHER	OTHER  BUSINESS/OFFICE	10	AKA 10 N. MAIN; + 11
? 21 E STATE /JUST A BED OF ROSES	A	0/0 2	c. 1890	REGULAR BRICK	NEOCLASSICAL OTHER/UNCLEAR STYLE VICTORIAN ECLECTIC	2-PART BLOCK BUSINESS/OFFICE	10	
? 25 E STATE	B	0/0 1	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	1-PART BLOCK COMMERCIAL (GEN.)	10	NEW DOOR, WINDW
28 E STATE DAVIS COUNTY COURTHOUSE	A	0/0 2	1890 1930	SANDSTONE	NEOCLASSICAL	CENTRAL BLOCK WITH COURTHOUSE	10 09	NOTED AS 30 E. IN RLS
12 W STATE DAVIS COUNTY BANK/WELLS FARGO	C	0/0 1	1930 1960	VENEER; OTHER STONE VENEER	LATE 20TH C.: OTHER	OTHER  BUSINESS/OFFICE	10	DATE FROM BANK
586 N THE GROVE AT	D	1/0 1	c. 2008	STONE VENEER ALUM./VINYL SIDING	EARLY 21ST C.: OTHER	OTHER EARLY 21ST C. SINGLE DWELLING	10	GATED COMMUNITY

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Farmington Main Street Historic District

other names/site number Farmington Sycamore Historic District

### 2. Location

street & number Approximately Main St. from 200 South to 600 North, along 600 North St. to Park Ln., and 100 North St. from Main St. to 100 West  not for publication

city or town Farmington  vicinity

state Utah code UT county Davis code 011 zip code 84025

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide X local

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
Utah Division of State History, Office of Historic Preservation  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:  
\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Farmington Main Street Historic District  
 Name of Property

Davis County, Utah  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
66	47	buildings
		district
		site
		structure
		object
66	47	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

2

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: hotel
- RELIGION: religious facility
- COMMERCE/TRADE: department store
- COMMERCE: specialty store, bank
- GOVERNMENT: city hall
- GOVERNMENT: county courthouse

**Current Functions**  
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- RECREATION AND CULTURE: museum
- RELIGION: religious facility
- COMMERCE: specialty store, bank
- GOVERNMENT: city hall
- GOVERNMENT: courthouse/county courthouse

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

- MID-19<sup>th</sup> CENTURY: Greek Revival
- LATE VICTORIAN: Victorian
- LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY REVIVALS: Colonial Revival, Tudor Revival
- LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman
- OTHER: Minimal Traditional, Ranch

**Materials**  
 (Enter categories from instructions.)

- foundation: CONCRETE, STONE
- walls: BRICK, STUCCO, STONE
- WOOD: log, shingle, weatherboard
- roof: ASPHALT, WOOD/shingle, SYNTHETICS
- other: BARTILE

**Narrative Description**



Farmington Main Street Historic District  
Name of Property

Davis County, Utah  
County and State

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

Farmington City is located in Davis County, Utah, on a narrow flat strip between the eastern shore of the Great Salt Lake and the steep foothills of the Wasatch Mountains, nineteen miles from the city of Ogden to the north and seventeen miles from Salt Lake City to the south. The Farmington Main Street Historic District is the historic core of the city, comprised of the variety of buildings supporting the life of a small city: single-family houses and multi-family apartment buildings as well as agricultural outbuildings, historic commercial, civic and ecclesiastical buildings. There are one hundred thirteen primary resources of which sixty-six (fifty-eight percent) contribute to the historic character of the district. Of these, fifty-nine are residential, two commercial, two public/governmental and two religious. Outbuildings are found associated with most of the historic residential buildings, although they are not included in the count for primary resources.<sup>1</sup>

Two buildings within the district are listed individually in the National Register of Historic Places. The Farmington Tithing Office Main was built in 1907 at 108 North Main Street and was listed in 1985 (NRIS #85000686). The Hector C. Haight House at 208 North Main Street was built c. 1857 and was also listed in 1985 (NRIS #85001141).

The period of significance covers the time from the construction of the earliest known extant building in the district, c. 1853, to 1961—the end of the historic era. Main Street is the major north-south street in Farmington and also State Highway 106 in this section, the historic route between the larger cities of Salt Lake City and Ogden. The Sycamore tree-lined district (Photos 1-3) contains buildings from the entire settlement history of Farmington in a variety of styles and types ranging from small settlement-era vernacular classical houses to the recently constructed City Hall in 2010. The two-lane Main Street has sidewalks, curbs and gutters and on-street parking. The street is lined with mature deciduous trees, predominantly sycamores. The district retains its overall historic feeling and association in spite of a scattering of out-of-period structures.

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### Narrative Description

#### Settlement and Agricultural Village (1853-1889)

Early residential buildings found are similar to those in other Mormon villages throughout the Intermountain region. They represent the range of styles and types of houses found in Utah at the time. The earliest pioneer-era houses are constructed of log, fieldstone, or adobe in simple vernacular styles and types. They are primarily built in vernacular classical and Greek Revival styles and clad in stucco/plaster, wooden drop siding, and brick. The earliest known house in the district is the Alfred Stevenson House at 36 North Main Street. It was built as a single cell log/adobe house in c. 1853 and enlarged into a frame crosswing in 1875 (Photo 4). The Hector C. Haight House/Union Hotel at 208 North Main Street is an unusual two-story c. 1857 adobe double-cell house that was also used as a hotel in the historic-era. The adobe exterior was clad in aluminum siding in the 1950s (Photo 5).

Native fieldstone was used to construct a number of the Farmington buildings in this era and the community is locally known for these stone buildings. The native fieldstone buildings are simple forms, some with later additions. The side-gabled c. 1870 fieldstone hall-parlor house at 245 North Main Street has an early-twentieth century open porch (Photo 6). Another fieldstone hall-parlor house dating from c. 1868 with broad lintels and projecting sills (Photo 7) is located at 82 West 600 North. The stone Haight/Hinman House at 121 West 600 North (Photo 8) was built c. 1867.

Two fieldstone structures were originally built as barns/agricultural outbuildings but have been changed to other uses. The Oliver Lee Robinson barn at 67 West 100 North Street served as a barn from its construction in 1875 until it was transformed into a residence in 1897 (Photo 9). The stone Williams Rock Barn at 56 North Main Street was built in 1855

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<sup>1</sup> Thirty-six of the outbuildings are contributing and eleven have been substantially altered.

Farmington Main Street Historic District  
Name of Property

Davis County, Utah  
County and State

as a barn and later used as a livery stable before being converted to commercial use in the modern era as a gallery and reception center (Photo 10). The Farmington Rock Chapel at 272 North Main Street is a vernacular Greek Revival church built of native fieldstone in 1863 and later enlarged in 1941 and 1980 (Photo 11).<sup>2</sup>

### City and Residential Growth (1890-1961)

The majority of the commercial buildings in the district dates from this era and is clustered around the corner of State and Main Streets and along State Street to the east. They, like most of the buildings in the district, are of brick masonry. Victorian Eclectic styling unites the several one- and two-part commercial blocks built c. 1890 near the corner of the two major streets. The Farmington Commercial and Manufacturing Company built the two-part commercial block at the northeast corner of State and Main Streets (with an addition in 1910). The c. 1896 adjacent brick two-part block to the east at 21 East State Street housed the telephone company in a Victorian Eclectic/Neoclassical building. Another addition to the east at 23 East State Street is a Victorian Eclectic one-part block commercial building (Photo 12). The Davis County Bank, now Wells Fargo, on the northwest corner of State and Main Streets at 12 West State Street, was built in 1930 and renovated/expanded in 1960 in modern commercial style with large plate glass windows and native fieldstone (Photo 13).

A number of civic/public as well as religious buildings for the community are also found along Main Street in a variety of styles ranging from the vernacular Classical Revival to current Neo-Eclectic. The nearby brick Farmington LDS<sup>3</sup> Tithing Office at 108 North Main was built in 1907 in the Victorian Eclectic style with arched window heads and other brick detailing (Photo 14). With an elegant colonnaded portico, the Davis County Courthouse at 28 East State Street is clad in pale grey limestone in the Classical Revival/Neoclassical style (Photo 15).

Victorian Eclectic styles are found in house types ranging from cross wings and central-block-with-projecting-bays to temple forms. Brick was a common cladding. The Robinson/Richards house c. 1902 at 68 West 100 North Street is an example of a central-block-with-projecting-bay type that although clad in vinyl siding still exhibits Victorian Eclectic style elements such as the asymmetrical façade, elaborate leaded glass transom, pent roof and wooden corner brackets on the projecting bay (Photo 16). A c. 1893 brick example at 125 South Main Street has arched brick window heads, scrollwork panels over the transoms, and cornice returns on the projecting bay. It is now used to house the Davis County Children's Justice Center (Photo 17). Wood was not a common building material in early Utah and frame houses were relatively unusual until the late-19<sup>th</sup> century. The wooden drop-sided cross-wing house at 58 North Main Street was built c. 1890 in Victorian Eclectic/Queen Anne style with corner brackets and Classical columns supported the open porch roof (Photo 18).

Bungalows were the most popular house type and style in Utah in the first quarter of the twentieth century and fifteen percent of the houses from the historic period in the district are bungalows. The c. 1921 brick Hess House at 30 North Main Street is built in the vernacular Prairie School style with its horizontal emphasis, low-pitched hipped roof, broad eaves and ribbon windows (Photo 19). It has a matching detached garage set to the rear of the lot. Clipped-gable cottages are represented by the c. 1929 example at 54 South Main Street clad in the typical striated brick and stucco with an open front porch and cornice returns on the front-facing gable end (Photo 20).

Period revival cottages are found in English Cottage, English Tudor and Colonial Revival styles and nine percent of the structures are in period revival styles from the 1920s and 1930s. The English Cottage style is seen in the cottage at 410 North Main Street (Photo 21) with its round-arched entries to the open porch, steeper gables and ribbon windows.

The c. 1945 Minimal Traditional style brick World War II-era cottage at 74 South Main Street represents the fourteen percent of structures constructed in mid-twentieth century styles. This example is clad in brick with a modified cross-wing form and a front-facing gabled entrance bay (Photo 22).

<sup>2</sup> It is listed on the Utah State Register of Historic Sites, compiled in 1988.

<sup>3</sup> Church of Jesus Christ of Latter-day Saints, or Mormon.

Farmington Main Street Historic District  
Name of Property

Davis County, Utah  
County and State

### Out of Period (1962-2011)

Only sixteen percent of the buildings in the district were built outside of the historic period. They range from civic to commercial and residential. The City Hall at 160 South Main Street is the latest addition to the district, completed in 2010 in the steep-gabled Early Twentieth Century: Other/Neo-Eclectic style (Photo 23). The c. 2009 commercial building at 63 North Main Street is faced with stone and its massing is similar to surrounding historic era buildings (Photo 24). An example of non-historic residential architecture is the two-story house with attached garage, built in c. 2005, located at 350 North Main Street (Photo 25).

The Farmington Main Street Historic District has historically been and remains the center of ecclesiastical, city and county government and services in addition to the surrounding residences. The architecture found in the district depicts the period of its significance, c. 1853-1961. Styles and types of buildings remain from the entire historic period, documenting the architectural and historical transition in Farmington over time, from a small Mormon village to a county commercial center to a twentieth-century suburban community. The district has a cohesive streetscape of tree-lined streets, and sidewalks with curb and gutter, and retains its historical feeling and setting.

### **Survey Methods and Eligibility Requirements**

The buildings in the Farmington Main Street Historic District were classified as either contributing or noncontributing to the district based on the reconnaissance level survey of the area of January 2011.<sup>4</sup> Each building was evaluated for eligibility using the following guidelines set by the Utah State Historic Preservation Office.

A – Eligible/significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register under criterion “C,” architectural significance; also, buildings of known historical significance.

B – Eligible/contributing: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings, though overall integrity is retained; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural, reasons. The additions do not detract and may be reversible.

C – Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. The resource may still have local historical significance.

D – Out-of-period: constructed outside the historic period.<sup>5</sup>

Evaluations are based primarily on age and architectural integrity. A building may sometimes appear newer than its actual construction date because of intrusive alterations and additions. Surveyors attempt to determine the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, foundation materials, chimneys and landscaping.

### Statistical Summary of the Farmington Main Street Historic District<sup>6</sup>

Outside of the

<sup>4</sup> Beatrice Lufkin. *Farmington Main Street Standard Reconnaissance Level Survey, Farmington, Davis County, Utah*. Final Report, January 2011. The boundaries of the historic district are the same as those of the 2010 reconnaissance level survey.

<sup>5</sup> *Reconnaissance Level Surveys, Standard Operating Procedures*. Utah State Historic Preservation Office, Rev. October 1995.

<sup>6</sup> Statistics are based on the survey noted above. Other than Evaluation/Status, figures refer to contributing primary resources only.

Farmington Main Street Historic District  
 Name of Property

Davis County, Utah  
 County and State

**Evaluation/Status**            Contributing (A or B)   Non-contributing (C)   Historic Period (D)

Primary resources            58% (66)                            26% (29)                            16% (18)

Total (113 primary resources)

<b>Construction Dates</b>	<u>1850s</u>	<u>1860s</u>	<u>1870s</u>	<u>1880s</u>	<u>1890s</u>	<u>1900s</u>	<u>1910s</u>	<u>1920s</u>	<u>1930s</u>	<u>1940s</u>	<u>1950s</u>
	3	6	5	4	10	4	2	12	6	3	7

<b>Original Use</b>	<u>Residential</u>	<u>Religion</u>	<u>Govt.</u>	<u>Comm./Trade</u>	<u>Agricultural</u>
	59 (89%)	2 (3%)	2 (3%)	2 (3%)	1 (2%)

<b>Construction Materials<sup>7</sup></b>	<u>Brick</u>	<u>Veneer</u>	<u>Stone</u>	<u>Wood</u>	<u>Log</u>
	47%	30%	14%	8%	1%

<b>Architectural Styles</b>	<u>Other</u>	<u>Classical</u>	<u>Early 20<sup>th</sup> c</u>	<u>Period Revival</u>	<u>Victorian</u>
	19	12	20	11	19
		<u>WWII-post</u>	<u>Late 20<sup>th</sup> c</u>		
	13	2			

<b>Height</b>	<u>1 story</u>	<u>1.5 story</u>	<u>2 story</u>
	82%	8%	10%

<sup>7</sup> Totals add to more than 100% as a building may have more than one building material used.

Farmington Main Street Historic District  
Name of Property

Davis County, Utah  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

c. 1853-1961

**Significant Dates**

c.1853, 1890

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

WILLIAM ALLEN; POPE AND BURTON;

REUBEN BROADBENT; HARRY POLL

**Period of Significance (justification)**

The period begins with the construction of the earliest documented contributing resource (c. 1853) and ends at the end of the period of significance in 1961. There are no historical or architectural events that would provide a different ending date.

**Criteria Considerations (explanation, if necessary)**

Farmington Main Street Historic District

Davis County, Utah

Name of Property

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Farmington Main Street Historic District is locally significant, both historically and architecturally, under Criteria A and C. Under Criterion A it reflects the settlement and growth of Farmington and the shift in the economy of the town from a small Mormon farming village to a county commercial center and then a suburban small town. The district area contains the best representation of buildings reflecting the historical development of the city of Farmington. Under Criterion C, the district is significant because of the variety and concentration of contributing historical commercial, public, institutional and residential architecture. The period of significance dates from c. 1853 to 1961, and the range of architectural styles and types reflect the growth of the community and the change in influences as the community became less isolated. Early buildings were constructed with locally available materials (stone, adobe, and log) in spare vernacular classical styles. Once the railroad was introduced to the area a greater range of architectural ideas, building materials and influence from style guides of the Victorian age were made available. By the early twentieth century styles were representative of trends across the state of Utah. The district area has the most historically intact collection of buildings in Farmington City, and maintains a cohesive historic streetscape with little modern infill between the historic buildings.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

Settlement and Agricultural Village (1853-1889)

The first documented settlement in Farmington by non-native peoples occurred in 1847, shortly after the Mormon<sup>viii</sup> pioneers arrived in Salt Lake City. Hector Haight, known as the father of Farmington, was delegated to winter cattle herds in the area in 1847-8. Several other families soon followed and built log cabins, usually along the streams coming down from the mountains. The settlement was named Farmington in 1852 and it became the county seat for the newly designated Davis County. The town was platted in 1853 and laid out in a narrow version of a Mormon town grid,<sup>ix</sup> in the land between the lake and the mountains, with the road connecting the larger settlements of Salt Lake City and Ogden running through Farmington. The adobe-constructed county courthouse, built in 1854-55, initially served both civic and ecclesiastical purposes for the Mormon community.

Brigham Young, then President of the Mormon Church, requested that Utah towns fortify themselves for protection from Indian attacks in the 1850s. In response to his order in 1854-5 the settlers of Farmington began to erect a mud wall for fortification enclosing the town in an L-shape, two blocks wide, covering Main and 100 East Streets, extending from almost 100 South to 500 North with an extension to the west along what is now State Street. Much of the Main Street Historic District is within the boundaries of that mud wall.

Residential settlement patterns in the district area reflected the then-current Mormon practice of polygamy. Typically the Mormon patriarch built nearby houses for his several wives and offspring. A number of polygamous family groups built dwellings and lived along the Main Street area. The nearby Clark Lane Historic District (NR# 94001208) on State Street is an example of this settlement pattern, housing several generations of the Ezra T. Clark family. Joseph Lee Robinson was one of the first settlers in Farmington with his families and served as the first LDS bishop.<sup>x</sup> A number of Robinson family houses were built on or near 100 North Street. His sons were also early leaders of the community of Farmington. Each of his five wives lived in the c. 1854 two-story adobe house at 94 North 100 West Street. Joseph Elijah Robinson, one of his sons with Maria Wood, was the first Caucasian child to be born in Farmington. Joseph Elijah Robinson served as president of FC&M for years and lived in a house built in 1865 on 104 West 100 North Street. James Henry Robinson (1865-1954), a son of Joseph Lee Robinson and Lucy Miller, also worked at FC&M for more than forty years, served two terms as mayor from 1904-1908, and lived at 68 West 100 North Street.

<sup>viii</sup> Also known as LDS Church or Church of Jesus Christ of Latter-day Saints.

<sup>ix</sup> Or Plat of the City of Zion.

<sup>x</sup> LDS bishops served as civic as well as ecclesiastical leaders in the early Mormon settlements.

Farmington Main Street Historic District  
Name of Property

Davis County, Utah

A range of architectural styles and types are found within the historic district. Simple dugouts and log structures served as the earliest dwellings for the first inhabitants. Remnants of them may remain under structures but few are still visible. Small hall-parlors and single-cell dwellings were constructed throughout the period with larger types such as crosswings and double cells appearing as the community gained wealth towards the late nineteenth century. Vernacular Classical architectural styles predominated in the early settlement and agricultural village years of Farmington, 1853-1889. Victorian styles and types were built in the last quarter of the nineteenth century into the early twentieth century.

John W. Hess and his first wife, Emeline, were both veterans of the 1847 Mormon Battalion,<sup>xi</sup> before they settled in Farmington. Hess became a civic and religious leader of the community, serving twenty-seven years as the LDS bishop for Farmington and three terms in the territorial legislature. He married seven women from 1845 to 1875 and sired sixty-six children in the practice of polygamy.<sup>xii</sup> Three houses that he built for his wives and families are still visible along Main Street. His fourth wife, Mary Ann Steed, was married in 1857 and lived at 479 North Main Street. Caroline K. Workman Hess, married in 1862 as his fifth wife, lived nearby at 488 North Main Street and Francis Marion Bigler, married in 1875 as his sixth wife, lived at 445 North Main Street.

Hector Haight, known as the Father of Farmington, was a renowned local builder and is known to be responsible for a number of buildings in the district: the two-story adobe Hector C. Haight House/Union Hotel at 208 North Main Street, the c. 1867 stone hall-parlor at 121 West 600 North Street, and the c. 1870 stone house at about 145 West 600 North.

Churches were among the first public buildings constructed in the towns of Utah by the Mormon pioneers. The first church services were held in homes in Farmington, later in a log school building, and in 1855 in an upper floor of the county courthouse. By 1862 the need for a purpose-built church was clear and construction was begun on the fieldstone Classical style Farmington Rock Chapel. Reuben Broadbent designed the building and supervised its construction. The members of the community built the chapel over a two-year period in time taken away from work in their agricultural fields. The chapel is one of the oldest continuously used meetinghouses in the state. It is also renowned as the site where Aurelia Spencer Rogers established Primary, the official auxiliary organization for the children of the LDS Church, in 1878. She began by meeting with 224 children in the chapel and by 1880 the Primary program was adopted church-wide as the official auxiliary for children in the LDS Church. There are currently millions of children throughout the LDS Church involved in the Primary program.<sup>xiii</sup> Rogers was also a suffragette, a supporter of the right of women to vote, and attended two national women's suffrage gatherings (Atlanta and Washington, D.C.) in 1895.

The coming of the Utah Central Railroad to Farmington in 1870 led to access to markets in Salt Lake City and Ogden for locally grown agricultural products and brought prosperity and commercial growth to the town. The Utah Central Railroad was built by the Mormons to connect Salt Lake City to the transcontinental railroad in Ogden. It merged with other lines including the Utah Southern Railroad in 1881 to become the Utah Central Railway, a subsidiary of the Union Pacific Railroad. The entry for Farmington in the Utah Gazetteer for 1879-1880 lists 133 individuals in the community. Of these, eighty-one or sixty-one percent note their occupation as farmer. Local farmers raised alfalfa, grains and livestock, particularly dairy herds.

### City and Residential Growth (1890-1961)

Merchants and commercial institutions in town increased following the agricultural success of the surrounding farms. In 1891 the Farmington Commercial and Manufacturing Company (FC&M) opened for business in its two-story building at

<sup>xi</sup> The Mormon Battalion was a company of c. 500 men and 5 women (who served as washerwomen for the men) called by Brigham Young, President of the Mormon Church, to fight for the United States and in the war against Mexico, 1846-7. They marched over 2,000 miles from Ft. Leavenworth to San Diego and on to Salt Lake City.

<sup>xii</sup> Ron Bateman, ed. "John W. Hess and Emeline Bigler, Grandparents of Clara Hess Bateman."

[www.alfredbateman.org/book/14.pdf](http://www.alfredbateman.org/book/14.pdf)

<sup>xiii</sup> Shirley A. Cazier. "Rogers, Aurelia Spencer" in *The Encyclopedia of Mormonism*, 1992.

Farmington Main Street Historic District

Davis County, Utah

Name of Property

the corner of State and Main Streets. This became the center of a commercial district with offices and stores housed in Victorian Eclectic style buildings. FC&M carried many products useful in a growing community including lumber, nails, fresh meats, hardware and shoes. A group of local merchants organized and formed the Davis County Bank the same year and it was housed in a room in the new FC&M building. The two-part block Victorian Eclectic building was expanded several times, including offices for the American Telegraph & Telephone Company at 21 E. State Street in 1896. The Davis County Bank continued to expand and moved to its own offices, across the street, in 1930 and its continued growth led to an expansion and renovation in a sleek modern style in 1960.

Victorian Eclectic styles mix with bungalows, Period Revival, and Minimal Traditional styles in residential construction from this era in the district. Bungalows from the first quarter of the twentieth century are predominantly vernacular Prairie School-influenced styles with overhanging eaves, broad front porches and masonry construction. Period revival cottages and styles follow in the 1920's and 1930's while World War-II cottages in Minimal Traditional styles begin to appear in the 1940s and 1950s. Minimal Traditional styles have close eaves and little decorative detailing.

William Allen, a renowned local architect, initially built the now colonnaded Neoclassical Davis County Memorial Courthouse of brick in 1890 in a Victorian Eclectic design. A remodel and expansion in 1932 designed by the architectural firm of Pope and Burton of Salt Lake City encapsulated the original building, clad it in limestone ashlar, removed its tower, and added wings. Pope and Burton also designed a number of temples for the Mormon Church. The courthouse was again enlarged as Davis County grew in 1958 and 1979.

The town of Farmington incorporated in 1892 with a population of 1,180. By 1917 there was a need for permanent offices for the city so Farmington purchased the 1907 Farmington LDS Tithing Office from the LDS Church for use as a city hall in 1917. A 1922-23 city directory notes a city population of 1,450 and a substantial number of local businesses ranging from a Golden Rule store, dentists, the Miller Floral Company, the Rampton Drug Store, a pool hall, barber, blacksmith, auto garage, grocers, physician, shoemaker, contractor, banking and several hotels. As the Davis County seat, county offices and the school district provided a number of jobs. Agricultural occupations represented include apiarist, dairy farming, livestock, and fruit growers.

Products from the local orchards such as cherries, peaches, plums, apricots, pears and apples were shipped by rail to markets. In addition, a concrete highway was completed to Ogden in 1920, also allowing trucks to quickly ship produce to neighboring cities. Interurban passenger rail service connected Farmington with Salt Lake City and Ogden. The Lagoon amusement park, located to the west of the historic district, opened in 1896 at the terminus of the electric Bamberger Line from Salt Lake City. The resort was immediately popular and almost 7,000 people bought train tickets for the train ride to Lagoon on Independence Day, 1897.<sup>xiv</sup> The train line was later extended to Ogden in 1908. The last interurban train service ceased after the end of World War II leaving the automobile as the main means of transportation in this era. Several service stations attesting to the importance of the automobile and the highway traffic that traveled along Main Street remain, including the c. 1940 building at 92 N. Main Street that was updated in the last quarter of the 20<sup>th</sup> century by the addition of a Mansard roof.

Out of Period (1962-2011)

The construction of the Interstate Highway 15 to the west in the 1960s moved traffic to the west, bypassing the historic state highway route on Main Street through the historic district. Interstate Highway 15 and the Front Runner, a commuter rail service inaugurated in 2008, give Farmington residents rapid access to the larger cities of Salt Lake City and Ogden.

<sup>xiv</sup> Glen M. Leonard. *A History of Davis County*. Utah Centennial County History Series. (Salt Lake City, UT: Utah State Historical Society, Davis County Commission, 1999), 300.



Farmington Main Street Historic District

Davis County, Utah

Name of Property

The Front Runner commuter rail tracks run alongside the Union Pacific freight tracks. Some major commercial development has taken place to the north of the historic core in the late 1980s. Both events helped to preserve the character of the historic district as major highway and commercial construction bypassed the downtown/historic core of the city, thereby creating minimal impact on the historic character. Farmington is now primarily a residential community and its residents now mostly work outside of the city, using Farmington as a bedroom community and a place to raise their families.

The two subsequent purpose-built City Halls attest to the rapid population growth of the city in the late twentieth century with construction of the first in 1984 and another larger one in 2010. The city has grown almost tenfold from its population of 1,951 in 1960 to c. 17,000 in 2010. Residential growth has taken place mainly outside of the historic district but its effect can be seen in the cluster of municipal and county buildings located at the southern end of the district. The scattered residential construction from this era within the historic district follows the pattern across Utah with increasingly larger stucco-clad dwellings in Neo-Eclectic styles. However, the community is conscious of the importance of its local history. The city and the Lion's Club renovated the 1907 Tithing Office/City Hall and opened the Farmington City Historical Museum to display artifacts donated by the community.

The district is locally significant because the collection of extant buildings reflect the historical development of the city and lifestyles of the people of Farmington throughout its entire history. The range of styles and types reflect the building patterns in Utah from 1847 to 1961. The growth and change in the town from an isolated Mormon farming village to a commercial center then to a suburban bedroom community can be seen in the mix of commercial, public, religious and residential buildings in the historic district. The non-contributing buildings are scattered and do not affect the overall integrity of the district.

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**Developmental history/additional historic context information (if appropriate)**

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**9. Major Bibliographical References**

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Farmington Main Street Historic District  
Name of Property

Davis County, Utah

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other Farmington City Historical Museum  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Approx. 75 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

A	<u>12</u> Zone	<u>424800</u> Easting	<u>4538020</u> Northing	C	<u>12</u> Zone	<u>424580</u> Easting	<u>4536380</u> Northing
B	<u>12</u> Zone	<u>425600</u> Easting	<u>4538060</u> Northing	D	<u>12</u> Zone	<u>425100</u> Easting	<u>4536380</u> Northing
E	<u>12</u> Zone	<u>425100</u> Easting	<u>4537720</u> Northing	F	<u>12</u> Zone	<u>424780</u> Easting	<u>4567720</u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The district includes properties along both sides of Main Street from 200 South to 600 North Streets, along 600 North Street to Park Lane, as well as along both sides of the adjacent block of 100 North Street between Main Street and 100 West. See map for detailed boundary.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the district were selected to include the best concentration of contributing historic properties that most define the historic character of Main Street in the City of Farmington.

**11. Form Prepared By**

name/title Beatrice Lufkin

Farmington Main Street Historic District  
Name of Property

Davis County, Utah

organization Farmington Historic Preservation Commission date August 11, 2011  
street & number 1460 Harrison Avenue telephone 801-583-8249  
city or town Salt Lake City state Utah zip code 84105  
e-mail beatricelufkin@gmail.com

---

### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

### Photographs:

---

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Farmington Main Street Historic District

City or Vicinity: Farmington

County: Davis State: Utah

Photographer: Beatrice Lufkin

Date Photographed: 2010

### Description of Photograph(s) and number:

Photograph 1. North on Main Street near 200 North Street. Camera facing north.

Photograph 2. South on Main Street. Camera facing south.

Photograph 3. West side of Main Street. Camera facing northwest.

Photograph 4. Alfred Stevenson House. 36 North Main Street. Camera facing northeast.

Photograph 5. Hector Haight House/Union Hotel. 208 North Main Street. Camera facing northeast.

Photograph 6. 245 North Main Street. Camera facing west.

Photograph 7. 82 West 600 North. Camera facing north.

Farmington Main Street Historic District

Davis County, Utah

Name of Property

Photograph 8. Haight/Hinman House. 121 West 600 North. Camera facing southwest.

Photograph 9. Oliver Lee Robinson Barn. 67 West 100 North. Camera facing southwest.

Photograph 10. Daniel Williams Rock Barn. 56 North Main Street. Camera facing northeast.

Photograph 11. Farmington Rock Chapel. 272 North Main Street. Camera facing southeast.

Photograph 12. 23 East State Street. Camera facing north.

Photograph 13. Davis County Bank. 12 West State Street. Camera facing northwest.

Photograph 14. Farmington Tithing Office. 108 North Main Street. Camera facing northeast.

Photograph 15. Davis County Courthouse. 28 East State Street. Camera facing southeast.

Photograph 16. Robinson/Richards House. 68 West 100 North. Camera facing north.

Photograph 17. 125 South Main Street. Camera facing east.

Photograph 18. 58 North Main Street. Camera facing northeast.

Photograph 19. 30 South Main Street. Camera facing northwest.

Photograph 20. 54 South Main Street. Camera facing northwest.

Photograph 21. 410 North Main Street. Camera facing northeast.

Photograph 22. 74 South Main Street. Camera facing northwest.

Photograph 23. Farmington City Hall 160 South Main Street. Camera facing southwest.

Photograph 24. 63 North Main Street. Camera facing southwest.

Photograph 25. 350 North Main Street. Camera facing northeast.

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Various owners  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

Farmington Main Street Historic District

Davis County, Utah

Name of Property

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

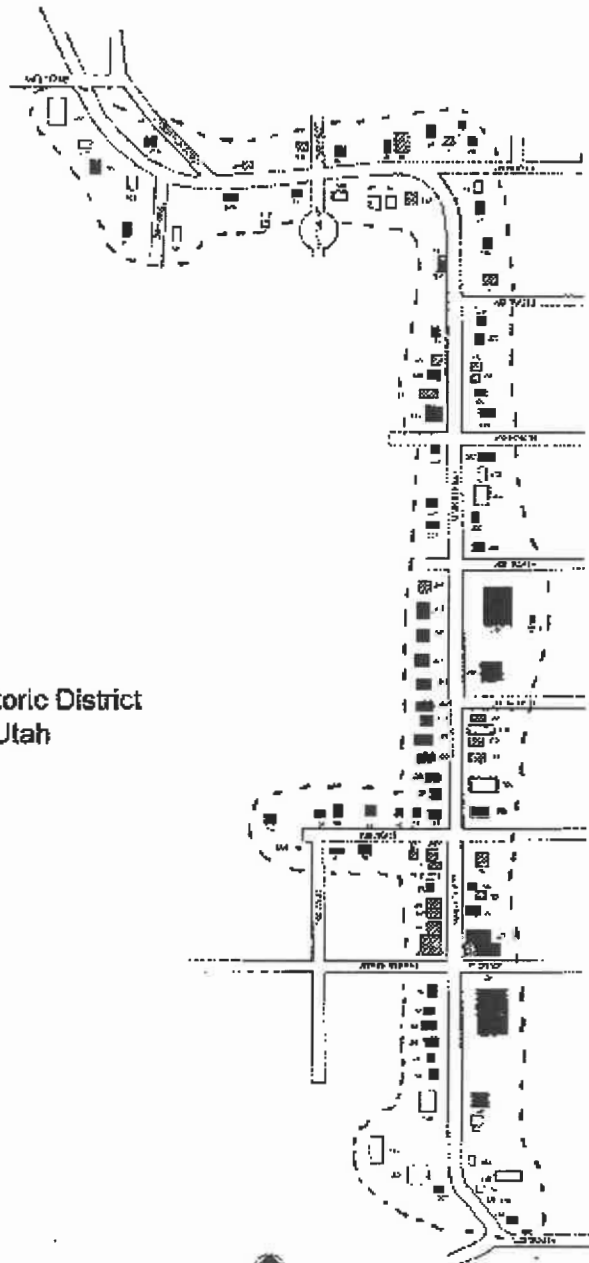
### National Register of Historic Places Continuation Sheet

Farmington Main Street Historic District

Name of Property  
Davis County, UT  
County and State

Name of multiple listing (if applicable)

Section number Map Page 16



Farmington Main Street Historic District  
Farmington, Davis County, Utah

- Contributing - All States
- ▨ Non-contributing/Altered - Davis
- Non-contributing/Out of period - Davis

Boundary - - - -  
Scale: 1/4" = 100'  
Revised 4/1/2011

NTS



**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**PUBLIC HEARING:** Zone Text Amendment regarding Garage Placement  
Standards in the  
OTR Zone

**GENERAL INFORMATION:**

See staff report prepared by Lyle Gibson, Asst. Comm. Development Director

## CITY COUNCIL STAFF REPORT

**To:** Mayor and City Council  
**From:** Lyle Gibson – Assistant Community Development Director  
**Date:** 9/19/2023  
**Subject:** Zone Text Amendment regarding Garage Placement Standards in the OTR Zone. (ZT-13-23)

### RECOMMENDATION

Move the City Council approve the proposed change a zone text change to Section 11-17-050 D. sub-paragraph 2. of Chapter 17 of the Zoning Ordinance (the OTR zone).

### Findings:

1. Side entry garages, if done right, minimize the unappealing appearance of the garage door to the passerby.
2. Side entry garages only work on wider lots, and these type of lots have appropriate street frontage to better accommodate homes with more garage space and provide opportunities to minimize the greater mass and scale which often accompany such larger garages.

### BACKGROUND

It is proposed that side loaded garages, with windows and fenestration consistent with the main building, should not be considered as part of the overall garage % of the front of the structure.

Staff has worked with the Planning Commission over 2 meetings to get the language correct ensuring clarity in applying and regulating the rules.



**Respectfully submitted,**



**Lyle Gibson  
Assistant Community Development Director**

**Review and concur,**



**Brigham Mellor  
City Manager**

**Supplemental Information**

**1. Enabling Ordinance**

**FARMINGTON CITY, UTAH**  
**ORDINANCE NO. 2023-\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 11-17-050 D. SUB-PARAGRAPH 2. OF CHAPTER 17, ORIGINAL TOWNSITE RESIDENTIAL ZONE, OF THE FARMINGTON CITY ZONING ORDINANCES. THIS AMENDMENT CREATES AN EXCEPTION FOR SIDE LOADED GARAGES. (ZT-13-23)**

**WHEREAS**, the purpose of the OTR zoning district is to conserve and protect the beauty and historic character of the original townsite residential area; and

**WHEREAS**, architecture and form are a key component in assuring compatibility of design within this part of the city; and

**WHEREAS**, visibility of garage doors is a distinct characteristic of the OTR neighborhood and limiting their appearance continues to be important to Farmington City; and

**WHEREAS**, encouraging and allowing for side load garage design and construction is consistent with existing goals while allowing for property owners to include garage storage in homes consistent with current needs and trends; and

**WHEREAS**, the Farmington City Planning Commission and City Council have held public hearings pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Amendment.** Multiple sections of the Farmington City Zoning Ordinance are hereby amended as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 19<sup>th</sup> day of September, 2023.

**FARMINGTON CITY**

**ATTEST:**

\_\_\_\_\_  
Brett Anderson, Mayor

\_\_\_\_\_  
DeAnn Carlile, City Recorder

# Exhibit A

## 11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):

D. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

1. Under no circumstance shall any garage encroach into the front yard or any other yard, except side yards and the rear yard, of the building lot;

2. Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%) the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. Side loaded garages where windows, openings and fenestration of the front façade thereof are consistent with such features of the main building and where the garage door does not face the street are an exception to this standard.

3. All garages, unless otherwise provided herein, shall be considered as a permitted use.

4. Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**PUBLIC HEARING:** Zone Text Amendment regarding fences and open storage

**GENERAL INFORMATION:**

See staff report prepared by Lyle Gibson, Asst. Comm. Development Director

## CITY COUNCIL STAFF REPORT

**To:** Mayor and City Council  
**From:** Lyle Gibson – Assistant Community Development Director  
**Date:** 9/19/2023  
**Subject:** Zone Text Amendment regarding fences and open storage.  
(ZT-11-23)

### RECOMMENDATION

Move the City Council approve the proposed changes to the zoning ordinance in Chapter 11-2 and Sections 11-28-140 and 11-28-160.

### Findings:


1. The proposed changes impose regulations on neighborhoods that while developed under an agricultural designation are residential in nature.
2. The regulations support characteristics of residential development and match requirements for neighborhoods and homes built within a residential zoning district.

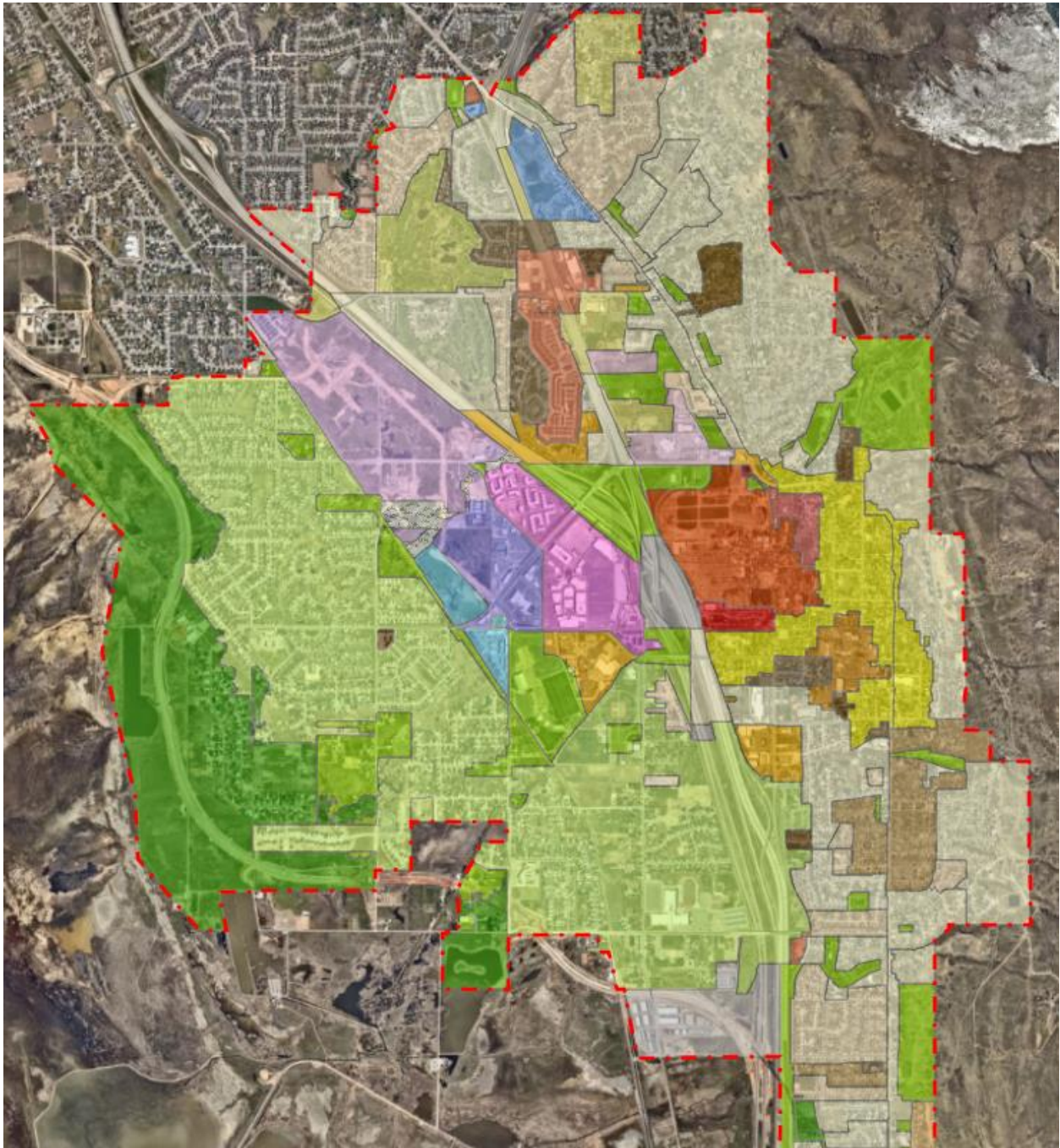
### BACKGROUND

The current city ordinances have regulations related to fencing and open storage in order to foster clean vibrant residential neighborhoods. The presumption is that the way land is used in a residential neighborhood is different than what one may expect to find in a commercial, industrial, or true agricultural setting.

As written, the sections of ordinance under consideration only apply to residential zones. This has proved problematic in multiple circumstances where nearly all of the residential neighborhoods west of I-15 are actually located in an agricultural zoning district, the AE zone. In practice these provisions have probably been applied to these subdivisions and neighborhoods, but when push comes to shove the ability to enforce these provisions has fallen short if not in an R zone.

**ZONING MAP:**

(AE zone in  color)



**INTERACTIVE MAP LINK:**

<https://farmingtoncity.maps.arcgis.com/apps/webappviewer/index.html?id=e1a4cbb711e249b28b55f36e0e9ef51f>

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lyle Gibson', with a long horizontal flourish extending to the right.

**Lyle Gibson**  
**Assistant Community Development Director**

Review and concur,

A handwritten signature in black ink, appearing to read 'Brigham Mellor', with a large, stylized initial 'B' and a long horizontal flourish extending to the right.

**Brigham Mellor**  
**City Manager**

**Supplemental Information**

**1. Enabling Ordinance**

**FARMINGTON CITY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, ZONING REGULATIONS. THIS AMENDMENT APPLIES OPEN STORAGE AND FENCING PROVISIONS EQUALLY IN RESIDENTIAL AREAS. (ZT-11-23)**

**WHEREAS**, following the established goals of the City to maintain a clean and safe community; and

**WHEREAS**, to update ordinances to apply provisions in neighborhoods that aren't agriculture in nature; and

**WHEREAS**, to clarify requirements in the city's ordinances to better empower enforcement activities when necessary; and

**WHEREAS**, the Farmington City Planning Commission and City Council have held public hearings pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Amendment.** Multiple sections of the Farmington City Zoning Ordinance are hereby amended as set forth in **Exhibit "A"** attached hereto and by this reference made a part hereof

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 19<sup>th</sup> day of September, 2023.

**FARMINGTON CITY**

**ATTEST:**

\_\_\_\_\_  
Brett Anderson, Mayor

\_\_\_\_\_  
DeAnn Carlile, City Recorder



# Exhibit A

## **11-2-Definitions**

**"RESIDENTIAL AREA"** Includes a lot or parcel in any residential subdivision or any property on which a dwelling is located, except for lots or parcels located within the AA or A zoning districts.

### **11-28-140: FENCES:**

A. Side, Rear Yards: No fence, wall, hedge or similar device shall be constructed or placed in any required side or rear yard in a residential ~~areazone~~ in excess of eight feet (8') in height. Where a retaining wall is reasonable and necessary and is located on a property line separating two (2) lots, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

B. Front Yard: No fence, wall, hedge or similar opaque device or open, mesh type fences (e.g., chain link fences) shall be constructed in a required front yard of a residential ~~areazone~~ in excess of four feet (4').

#### C. Side Corner Yard:

1. Maximum: The maximum height of a fence, wall, hedge or similar device constructed in the side corner yard of a corner lot in a residential ~~areazone~~ shall be six feet (6') and shall not be constructed closer than eight feet (8') to the property line at the street frontage.

2. Modification: The zoning administrator may modify the requirement of the eight foot (8') setback or the four foot (4') front yard height limit where it can be demonstrated that the construction of a fence, wall, hedge or similar device closer to the property line at the street frontage, will not adversely affect the safety of pedestrians nor obstruct the view of or impact the safety of vehicular traffic or adversely affect adjacent properties. The zoning administrator, in his evaluation of the impact of the proposed fence, wall, hedge or similar device, shall consider location of driveways, adjacent sidewalks, street widths and rights of way, circulation visibility and overall streetscape aesthetics.

### **11-28-160: OPEN STORAGE IN RESIDENTIAL ZONES-AREAS:**

No yard in a residential ~~area-zone~~ shall be used for the storage of junk, building materials, debris, obsolete or abandoned vehicles, or equipment. All such materials shall be stored completely within an enclosed building.

**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**PUBLIC HEARING:** Business License Regulations - Fireworks Outlets

**GENERAL INFORMATION:**

See staff report prepared by Lyle Gibson, Asst. Comm. Development Director

## CITY COUNCIL STAFF REPORT

**To:** Mayor and City Council  
**From:** Lyle Gibson – Assistant Community Development Director  
**Date:** 9/19/2023  
**Subject:** Business License Regulations – Fireworks Outlets.  
(ZT-17-23)

### RECOMMENDATION

Move the City Council approve the proposed changes to the Title 6, modifying business licensing regulations related to fireworks.

### Findings:

1. The proposed changes ensure the City's ordinances are consistent with the regulations of the State of Utah.
2. The changes to the text make review and monitoring of licenses more practical for staff and allow for more flexibility of the City Council in using permit fees.

### BACKGROUND

The Community Development office has been updating the platform and process by which it manages business licenses. This process has revealed questions in how things are done compared to what is on the books. Because of this the proposed ordinance change is being proposed by staff to better align with current and desired processes in addition to bringing better consistency with regulations already in place by the State.

**Respectfully submitted,**



**Lyle Gibson  
Assistant Community Development Director**

**Review and concur,**



**Brigham Mellor  
City Manager**

**Supplemental Information**

**1. Enabling Ordinance**

**FARMINGTON CITY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 6, BUSINESS REGULATIONS. THIS AMENDMENT MAKES UPDATES TO THE PROVISIONS FOR OBTAINING A LICENSE TO SELL FIREWORKS. (ZT-17-23)**

**WHEREAS**, the State of Utah has previously established regulations related to the sale and use of fireworks; and

**WHEREAS**, updating the City’s ordinances will allow for better monitoring of a license in line with the allowed sales period established by the State; and

**WHEREAS**, removing an earmark on the use of funds will allow the City Council greater flexibility in determining the appropriate use of permit fees collected; and

**WHEREAS**, the City Council have held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Amendment.** Multiple sections of the Farmington City Zoning Ordinance are hereby amended as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 19<sup>th</sup> day of September, 2023.

**FARMINGTON CITY**

**ATTEST:**

\_\_\_\_\_  
Brett Anderson, Mayor

\_\_\_\_\_  
DeAnn Carlile, City Recorder

# Exhibit A

## **6-1-090: TERM OF BUSINESS LICENSES:**

All business licenses, except solicitor licenses, firework sales, requested home business, and temporary businesses shall expire each year on December 31. License periods for new businesses shall begin the date the application is approved and run until December 31 of the year of application. One-half (1/2) of the annual fee shall be payable for all licenses issued by the city after June 30 of each year. Business which apply for a license during the month of December, upon approval, shall be granted a license that is active until the end of the following calendar year.

## **6-4-060: FIREWORKS:**

### C. Sales Of Fireworks:

1. Permit Required; Application; Fee: No person shall offer for sale or sell, at retail, any fireworks without a permit issued by the ~~fire department~~ Farmington City. A separate permit shall be required for each separate sales location, ~~and for each of the fireworks sales periods as listed in Utah Code Annotated section 53-7-225, as amended.~~ The fee for each permit shall be nonrefundable and as set forth in the consolidated fee schedule. Each permit shall remain in effect until March 1st of the following calendar year. Sales of fireworks are to take place only when allowed by the State of Utah, for the specified time period (June 23 through July 27 inclusive; December 29 through January 1 inclusive; and 2 days prior to and through the Chinese New Year inclusive) A permit may be revoked if a permittee violates any provision of this section, unless the permittee violates a provision of this section, in which event the permit may be revoked. All monies generated and received by the city as a result of such permits shall, as permissible by law, be earmarked or designated for fire prevention and/or fire prevention education services. Application for a permit to sell fireworks shall be made by submitting a complete business license application form in writing on the ~~"Application For Sales Of Fireworks" form~~ and shall:

**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**PUBLIC HEARING:** Amendments to Section 6-1-027: PROPERTY OWNERS' ASSOCIATIONS to eliminate the requirement for property owners' associations to pay a fee to be registered with the city.

**GENERAL INFORMATION:**

See staff report prepared by Lyle Gibson, Asst. Comm. Development Director

## CITY COUNCIL STAFF REPORT

**To:** Mayor and City Council

**From:** Lyle Gibson – Assistant Community Development Director

**Date:** 9/19/2023

**Subject:** Amendment to Section 6-1-027: PROPERTY OWNERS' ASSOCIATIONS to eliminate the requirement for property owners' associations to pay a fee to be registered with the city. (ZT-16-23)

### RECOMMENDATION

Move the City Council approve the proposed changes to the Title 6, removing the requirement for payment for the registration of an HOA in Farmington City.

### Findings:

1. The proposed changes encourage the registration of HOAs with the city to ensure that city offices have good contact information for HOA boards or property managers.
2. As the purpose of an HOA is to meet needs and not to generate profit, it is consistent with other regulations where the city does not charge fees.

### BACKGROUND

In reviewing license data, the City only has a few owners' associations which are registered and licensed based on the existing provisions of the ordinance. It is the feeling of staff that it is useful to have these associations registered with the city in the event that communication is needed with these groups for a variety of potential reasons. The hope of staff is to be pursue registration of as many associations as possible.



Before pushing for these registrations, it seems appropriate to consider the costs they may incur vs the benefit of having the registration with the City. It is the feeling of staff that there are little to no direct costs for obtaining these registrations and very few ongoing costs for upkeep of the data. In fact, in contrast to most business license registrations, these entities do not create impacts, rather they solve issues and manage impacts within the community thus reducing the need for fee income to support community services. For this reason, staff is recommending eliminating the requirement for a fee for these entities.

Respectfully submitted,



Lyle Gibson  
Assistant Community Development Director

Review and concur,



Brigham Mellor  
City Manager

**Supplemental Information**

**1. Enabling Ordinance**

**FARMINGTON CITY, UTAH**  
**ORDINANCE NO. 2023-\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 6-1-027: PROPERTY OWNERS’ ASSOCIATIONS OF TITLE 6: BUSINESS REGULATIONS. (ZT-16-23)**

**WHEREAS**, the having contact information in a database of registered owners’ associations will prove to be useful information for the city; and

**WHEREAS**, encouraging owners’ associations to register by removing the financial costs for doing so will facilitate a process for faster and more comprehensive collection of data; and

**WHEREAS**, the City Council has held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Amendment.** Section 6-1-027 of the Farmington City Ordinance is hereby amended as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 19<sup>th</sup> day of September, 2023.

**FARMINGTON CITY**

**ATTEST:**

\_\_\_\_\_  
Brett Anderson, Mayor

\_\_\_\_\_  
DeAnn Carlile, City Recorder

# Exhibit A

## 6-1-027: PROPERTY OWNERS' ASSOCIATIONS:

All owners' associations or property owners' associations or similar entities or associations having responsibility for maintenance of common areas or common landscaping shall register with the city, providing a contact person's name, address and phone number, and the names and addresses of all board members. Registration shall be renewed annually at the beginning of the calendar year. ~~at the same time the city renews business licenses. A registration fee in an amount set by the city council and set forth in the city's consolidated fee schedule shall be due at the time of registration.~~

**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**PUBLIC HEARING:** Zone Text Amendment regarding Tile 16 Stormwater Regulations

**GENERAL INFORMATION:**

See staff report prepared by Shannon Hansel, Planner and GIS Specialist

## CITY COUNCIL STAFF REPORT

**To:** Mayor and City Council

**From:** Shannon Hansell – Planning/GIS Specialist

**Date:** 9/19/2023

**Subject:** Zone Text Amendment regarding Title 16 Stormwater Regulations (ZT-15-23)

### RECOMMENDATION

1. Hold a Public Hearing
2. Move that the City Council approve the enclosed enabling ordinance for the proposed zone text changes to Section 16-1-090 Definitions and changes to 16-3-010 City Stormwater Permit Required.

### Findings:

1. Clarifying definitions helps property owners and the City by reducing confusion caused by subjectivity.
2. Defining the type of permit required in 16-3-010 outlines a clearer path to protect environmentally sensitive areas.

### BACKGROUND

Title 16 of the City Code describes Stormwater Regulations. Title 11 of City code describes Zoning Regulations. There is some overlap in the two titles, namely, certain definitions and permitting requirements. In the interest of protecting the City's stormwater systems and environmentally sensitive areas, such as foothills and wetlands, the Stormwater Official has proposed changes to Title 16. This item was reviewed by the Planning Commission on September 7, 2023, as the changes included have implications for land use and Title 11 Zoning Regulations.

Respectfully submitted,

*Shannon Hansell*

Shannon Hansell  
Planning/GIS Specialist

Review and concur,



Brigham Mellor  
City Manager

**Supplemental Information**

1. Enabling Ordinance

**FARMINGTON CITY, UTAH**  
**ORDINANCE NO. 2023-\_\_**

**AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 16, STORMWATER REGULATIONS. THIS AMENDMENT APPLIES NEW DEFINITIONS AND CLARIFIES WHEN IT IS NECESSARY TO OBTAIN A LAND DISTURBANCE PERMIT (ZT-15-23)**

**WHEREAS**, to better prevent and manage pollutants from entering the city’s storm drain system; and

**WHEREAS**, to clarify when it is necessary to obtain a Land Disturbance Permit; and

**WHEREAS**, the Farmington City Planning Commission and City Council have held public hearings pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Amendment.** Multiple sections of the Title 16, Stormwater Regulations, of the Farmington City Ordinances are hereby amended as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 19<sup>th</sup> day of September, 2023.

**FARMINGTON CITY**

**ATTEST:**

\_\_\_\_\_  
Brett Anderson, Mayor

\_\_\_\_\_  
DeAnn Carlile, City Recorder

# Exhibit A

## **16-1-090: DEFINITIONS:**

Words not otherwise defined but used in this title or the materials referenced herein are defined in the federal clean water act, and any rules and regulations adopted pursuant thereto, and any applicable state laws, rules and regulations, including, but not limited to, the UPDES and NPDES programs. As used herein, the following terms, phrases and words shall have the following meanings:

...

**AQUIFER RECHARGE AREAS:** Retention basins, detention basins with retention attributes, or other locations in which a creek, stream, or canal infiltrates the ground.

...

**ENVIRONMENTALLY SENSITIVE AREAS:** Those areas with fragile biophysical characteristics or with significant environmental resources as identified by the city. Environmentally sensitive areas include but are not limited to: aquifer recharge areas, frequently flooded areas, steep slopes, delineated wetlands, streams, creeks, canals, and lake floodplain areas.

...

**FREQUENTLY FLOODED AREAS:** Areas flooded at least annually for three of the past five years.

...

**STEEP SLOPE:** A slope greater than an eighteen-inch vertical rise in a ten-foot horizontal plane. (i.e. >15% slope)

## **16-3-010: CITY STORMWATER PERMIT REQUIRED:**

Except as otherwise exempted under section [16-3-020](#) of this chapter, any person or entity proposing to disturb one acre or more of ground in connection with any development, land disturbance or construction activity within the city or any person or entity proposing to disturb less than one acre of ground which is part of a larger common plan of development that disturbs one acre or more of ground shall be required to obtain a stormwater permit from the **state of Utah and the city of Farmington**. Such a permit is required to be obtained prior to or in conjunction with the issuance of any demolition, excavation, land disturbance, building, site plan, land use or subdivision permit or approval, or any development or construction activity within the city. ~~A stormwater~~ **A city Land Disturbance** permit shall also be required for any building permit for a structure requiring earthmoving, **or any earthmoving activity in an environmentally sensitive area** unless otherwise waived by the stormwater official. In determining whether to grant a waiver, the stormwater official shall consider the following with respect to the property and circumstances associated with the same: topography, vegetation, wetlands, steep slopes, sensitive areas, high water table, proximity to water channels, creeks, wells or riparian areas. (Ord. 2008-03, 1-8-2003)



**CITY COUNCIL AGENDA**

For Council Meeting:  
September 19, 2023

**BUSINESS:**                   **Consolidated Fee Schedule (CFS) Update**

**GENERAL INFORMATION:**

See staff report prepared Kyle Robertson, Accountant

## CITY COUNCIL STAFF REPORT

**To:** Mayor and City Council  
**From:** Kyle Robertson  
**Date:** September 14, 2023  
**Subject:** Consolidated Fee Schedule (CFS) Update

### RECOMMENDATION(S)

Move that the City Council adopt the enclosed resolution amending the Consolidated Fee Schedule.

### BACKGROUND

**Transportation Utility Fee:** Inadvertently, Administration did not update the non-residential transportation utility fee as part of the prior CFS update (June 2023). The attached CFS proposes the same 13% increase intended to be assessed during the June 2023 update. In addition, the attached CFS proposes clarifying adjustments to the notes.

**Cemetery Fees:** The attached CFS proposes changes to the presentation of cemetery fees to align with section 8-1-070 of the City Code. Administration is not proposing to change the fees charged to residents and non-residents for cemetery services.

**Business Licensing Fees:** City ordinance currently requires that Homeowner Associations (HOAs) register with the city and pay a fee. Very few associations have registered. To encourage HOAs to register – and as their function isn't to make a profit - Administration believes it is advantageous and appropriate to remove the fee.

Respectfully submitted,



Kyle Robertson  
Accountant

Review and concur,



Brigham Mellor  
City Manager

**FARMINGTON CITY CONSOLIDATED FEE SCHEDULE**

**D5. Storm Water Utility**

**\*Drainage Utility Fee**

\$ 8.20 per month

a. Each single family residential unit and residential duplex shall be charged the following monthly "Drainage Utility Fee" as the established base rate for one Equivalent Service Unit (ESU) equaling 4,083 sf of impervious surface.

\$ 8.20 per month  
per ESU

b. Each developed multi-family residential parcel, commercial parcel, and other non-residential parcel shall be charged a monthly Drainage Utility Fee as the multiple of the base rate set forth in Section 1, based upon the number of ESU's on the property and the measured impervious surface area. The number of ESU's on any particular developed parcel shall be determined by measuring the amount of impervious surface on the parcel (in square feet) and dividing that number by the designated base ESU of 4,083 sf. The actual monthly Drainage Utility Fee shall be computed by multiplying the total ESU's for the parcel by the monthly rate set forth in Section 1. For example, a parcel with 25,000 square feet of impervious surface area shall pay a fee of \$42.86 per month:  $25,000/4,083=6.123$  ESUs then  $6.123 \times 7 = \$42.86$ .

**NOTE:**

All deposits are cumulative and adjustments will be made at building permit issuance or plat recordation unless developer withdraws application(s) or approvals expire.

**D6. Transportation Utility**

**Residential Transportation Utility Fee** \$ 3.40 per month per ERU

a. Single Family Dwelling. As specified in the latest edition of the Institute of Transportation Engineers (ITE) Trip General Manual a single family dwelling generates 9.5 trips/day. Accordingly, each single family dwelling shall be charged the following above monthly "Residential Transportation Utility Fee" as the established base rate for one Equivalent Residential Unit (ERU) equaling \$3.40

b. Two-Family Dwelling and Multiple-Family Dwelling. Each two-family and multiple-family dwelling use shall be charged a monthly Transportation Utility Fee as the multiple of the base rate established in sub-paragraph D6.a (or \$3.00) and based upon the number of ERU's on the property as measured by the size of the use and the trips generated thereby as set forth in the ITE manual for such use. The actual monthly Transportation Utility Fee shall be computed by multiplying the total ERU's for the use/parcel by the monthly residential rate of \$3.00 set forth above

**Non-Residential Transportation Utility Fee** 1.53 \$ 1.73  
per month per ERU

c. Non-Residential Uses. Each and all non-residential uses shall be charged a monthly Transportation Utility Fee of \$1.53 and based upon the number of ERU's on the property as measured by the size of the use and the trips generated thereby as set forth in the ITE manual for such use. The actual monthly Transportation Utility Fee shall be computed by multiplying the total ERU's for the use/parcel by the monthly non-residential rate \$1.53 set forth above. For example, a parcel with 25,000 square foot miscellaneous retail building shall pay a monthly fee of \$366.00 [that is: ITE trips generated for said use per 1,000 square feet = 46.12 and multiply this number by 25 (i.e. the total s.f. of 25,000/1,000) or  $46.12 \times 25$  which equals 1,156.25 trips; then calculate the number of ERUs for the same by dividing the 1,156.25 trips by the trips in one ERU (or 9.5 trips), which equals 122 ERUs; then multiply the 122 ERU figure by \$1.53, which results in a monthly transportation utility fee of \$186.66 for the 25,000 s.f. building in this example].

**D7. Penalties for Late Payments and Nonpayments on Utility Bills**

Late payments	5% of past due balance
Reestablishment of service fee	\$ 25.00
Returned payment fee	\$ 15.00

**D8. Deferral fee (paid at time of request)** \$10.00+\* per month

\*The deferral fee is in lieu of services provided by Farmington City (water, garbage, storm water, and transportation). Customers will still be billed the full amount for sewer services as C.D.S.D does not have a deferral program.

**FARMINGTON CITY CONSOLIDATED FEE SCHEDULE**

**E2. Cemetery Fees**

Transfer of burial rights from one designated heir to another \$ 27.00

**Grave Marker Fees**

Flat Marker \$ 27.00

Raised Markers \$ 160.00

**Sale of "Right to Burial"**

~~Perpetual Care Fee~~ ~~\$ 250.00~~

Residential Adult ~~\$ 540.00~~ \$ 790.00

Non-residential Adult ~~\$ 810.00~~ \$ 1,060.00

Residential Child \$ 160.00

Non-residential Child \$ 190.00

**Burial Fees (Weekdays)**

Residential Adult \$ 540.00

Non-residential Adult \$ 1,075.00

Residential Child or Urn (adult or child) \$ 160.00

Non-residential Child or Urn (adult or child) \$ 430.00

**Burial Fees (Weekends/Holidays/After 4:00)**

Residential Adult \$ 810.00

Non-residential Adult \$ 1,350.00

Residential Child or Urn (adult or child) \$ 430.00

Non-residential Child or Urn (adult or child) \$ 810.00

**Disinterment Fees**

Residential Adult (limited to vaults only) \$ 1,300.00

Non-residential Adult (limited to vaults only) \$ 2,150.00

Residential Child or Urn (adult or child) \$ 860.00

Non-residential Child or Urn (adult or child) \$ 1,075.00

**Re-purchase Price for the City's "Right to Burial"**

Burial sites adjacent to each other or single site adjacent to another single burial site \$ 430.00 per grave

Single burial sites \$ 110.00 burial site

**FARMINGTON CITY CONSOLIDATED FEE SCHEDULE**

**BUSINESS LICENSING**

**F. Timing of Payment**

Payments on licensing renewals are due by January 31 of each year or at the time of a new license being issued during the year.

**\*Business Licensing Fees:**

Basic Business License Fee	
a. Small Commercial (under 10,000 sqft including outdoor sales area)	\$ 135.00
b. Medium Commercial (10,000 to 40,000sqft including outdoor sales area)	\$ 215.00
c. Large Commercial (over 40,000 sqft including outdoor sales area)	\$ 320.00
Home Occupation License Fee	
a. Pre-school (Impactful, requires annual fire inspection)	\$ 75.00
b. Day-Care (Impactful, requires annual fire inspection)	\$ 75.00
c. Requested (non-impactful per home business owner's request)	\$ 30.00
Temporary Business License Fee	\$ 50.00
Mobiles and Itinerant Business	\$ 150.00
New Location Transfer Fee	\$ 20.00
Name Change Transfer Fee	\$ 20.00
Other Licenses Transfer Fee	\$ 10.00
Duplicate License Transfer Fee	\$ 10.00
Regulatory License/Amusement Park	\$ 300.00
Regulatory License/Solicitors	\$75.00+
	\$ 50.00 per solicitor
Regulatory License/Theaters	\$ 350.00
Regulatory License/Video Stores	\$ 100.00
Regulatory License/Fireworks	\$ 300.00
Beer/Liquor Class A	\$ 300.00
Beer/Liquor Class B	\$ 300.00
Beer/Liquor Class D	\$ 300.00
Special Event License	\$ 300.00
Sexually Oriented Business	\$ 800.00
<del>Homeowner Association (HOA)</del>	<del>\$ 30.00</del>

**RESOLUTION NO: \_\_\_\_**

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE  
CONSOLIDATED FEE SCHEDULE**

**WHEREAS**, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

**WHEREAS**, the City Council, upon recommendation from the City’s Administrative staff, has determined that an amendment of the Consolidated Fee Schedule is necessary to include certain new and adjusted fees

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH AS FOLLOWS:**

**Section 1: Amendment.** The Farmington City Consolidated Fee Schedule is hereby amended to include the various changes as proposed by City staff. See exhibited “A” attached.

**Section 2: Severability.** If any section, clause, or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**Section 3: Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF  
UTAH, THIS 19<sup>th</sup> DAY OF SEPTEMBER 2023.**

**ATTEST:**

**FARMINGTON CITY**

\_\_\_\_\_  
**DeAnn Carlile, City Recorder**

\_\_\_\_\_  
**Brett Anderson, Mayor**