

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION**

**REQUEST BY ERIC SAXEY TO DEMOLISH THREE BUILDINGS IN THE  
CENTRAL CITY HISTORIC DISTRICT INCLUDING 256 SOUTH 700 EAST,  
262-264 SOUTH 700 EAST, AND 268 SOUTH 700 EAST STREET.**

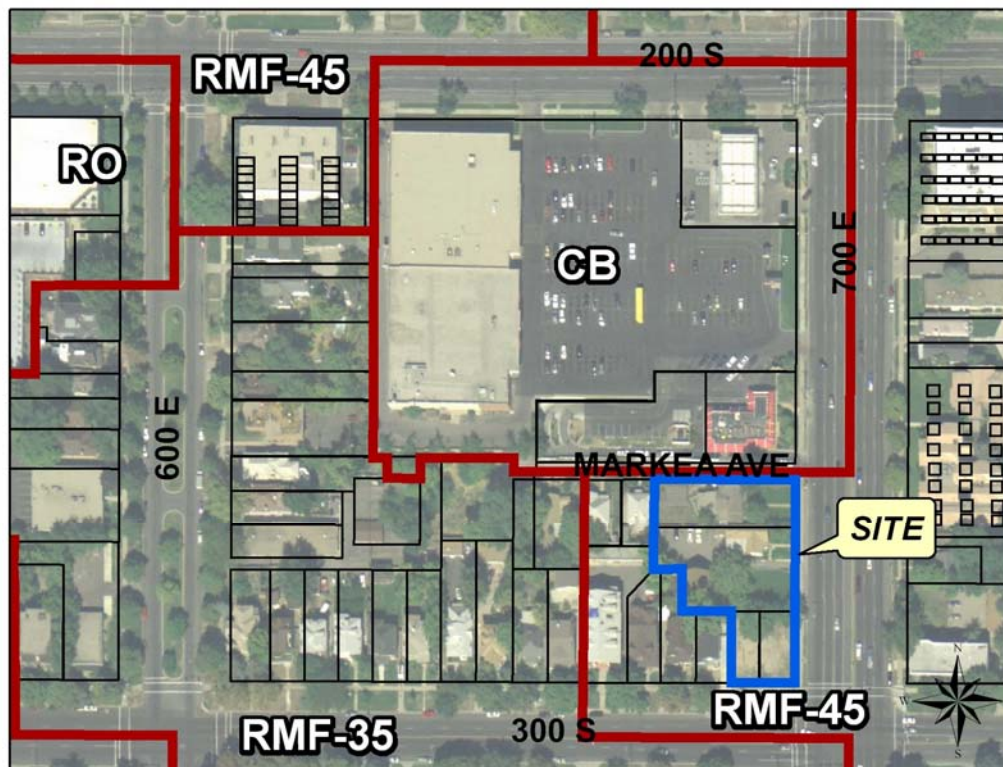
**CASE NO. 470-06-33  
WEDNESDAY, SEPTEMBER 6, 2006**

**OVERVIEW**

The applicant, Eric Saxey, is requesting approval to demolish three contributing buildings located on the block bordered by 200 South and 300 South Streets and 600 East and 700 East Streets, in the Central City Historic District. The applicant proposes to redevelop the site for a multi-family residential use (23 units). This staff report addresses the following three buildings:

- 256 South 700 East Street
- 262-264 South 700 East Street
- 268 South 700 East Street

The subject property is zoned RMF-45 Moderate/High Density Multi-Family Residential. The purpose of the RMF-45 Zoning District is *to provide an environment suitable for multi-family dwellings of a moderate/high density.*



## **BACKGROUND**

### **The Central Community Master Plan**

The City Council adopted an updated master plan for the Central Community on November 1, 2005. The master plan addresses future development for this area, referring to the planning area as the “Central City neighborhood planning area.” The following policies relating to residential development should be considered by the Commission when reviewing this request:

- Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.
- Discourage demolition or loss of housing and the deterioration in the condition of housing units.
- Provide more three and four bedroom housing units and public recreational amenities, especially for children.
- Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.
- Ensure that historic preservation is the priority in this area.
- Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses.

The Future Land Use map of the master plan recommends medium/high density residential (30-50 dwelling units/acre) land uses for this site. This land use designation may include multi-story residential structures comprising three- to four-stories. The master plan also recommends medium residential/mixed use (10-50 dwelling units/area) land uses for the northeast corner of this block. This land use designation allows integration of medium-density residential and small business uses at ground floor levels.

### **East Downtown Neighborhood Plan**

The plan identifies the site within Sub Area 3: Bryant Residential which encourages maintaining and enhancing the predominantly residential character without any commercial office uses and only existing neighborhood commercial support services.

### **Community Council**

The developer and Planning Staff attended the Central City Neighborhood Council meetings on July 5 and August 2, 2006. The Council’s comments are attached to this staff report as Exhibit 1. The Council was not opposed to the demolition request, but expressed concerns about the compatibility of the proposed multi-family residential development with respect to mass and scale.

## ANALYSIS

### **Requirements of the Zoning Ordinance**

#### ***Demolition***

The Historic Landmark Commission reviews all requests for the demolition of contributing structures. Section 21A.34.020(L) of the Zoning Ordinance requires the Commission to base a decision to issue a Certificate of Appropriateness for demolition upon compliance with the requisite number of standards when considering an application. If six of the standards are met, the Commission shall approve a request for demolition. If two or less of the standards are met, the Commission must deny a request. If the Historic Landmark Commission makes findings that three to five of the standards are met, the Commission may defer a decision for up to one year, during which time the applicant must conduct a bona fide effort to preserve the site. The one-year “clock” begins only when a “bona fide” effort has started. Section 21A.34.010(M) lists four actions that define bona fide effort:

1. Marketing the property for sale or lease.
2. Filing an application for alternative funding sources for preservation, such as federal or state preservation tax credits, Utah Heritage Revolving Fund loans, redevelopment agency loans, etc.;
3. Filing an application for alternative uses if available or feasible, such as conditional uses, special exceptions, etc.; and
4. Obtaining written statements from licensed building contractors or architects detailing the actual costs to rehabilitate the property

The six demolition standards are addressed on pages 7-13 with a discussion and finding for each property. The seventh criteria concerns economic hardship and involves a separate process in which a panel of three (3) people is selected to determine if denying a request for demolition would entail an economic hardship. The Economic Review Panel conducts an evaluation of economic hardship, applying the standards set forth in Section 21A.34.020(K)(2) of the Zoning Ordinance and forwards its findings and conclusions to the Historic Landmark Commission. The Commission’s decision must be consistent with the findings presented by the Economic Review Panel, unless it finds by a three-quarter vote of a quorum that the Economic Review Panel either acted arbitrarily or based its report on an erroneous finding of fact.

#### ***New Construction***

All new construction is reviewed by the Historic Landmark Commission as per Section 21A.34.020(H) *Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Non-Contributing Structure*. The standards are as follows:

1. Scale and Form.
  - a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;

- b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
  - c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
  - d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.
2. Composition of Principal Facades.
    - a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
    - b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
    - c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
    - d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.
  3. Relationship to Street.
    - a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
    - b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
    - c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
    - d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.
  4. Subdivision of Lots. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Contributing Status**

The entire Central City area was surveyed in 1983 as part of the *Salt Lake City Architectural/Historic Survey, Central/Southern Survey Area* by A/P Associates Planning and Research. The geographic boundaries of the Central City Historic District were included in this project. Structure/Site Information Forms were prepared for the subject

buildings, and rate these buildings as contributing (Exhibit 4). The Central City Historic District was adopted by the City Council as a local historic district in May of 1991. However, an update of the 1983 historic resource survey was not included as part of that designation. Subsequent to the designation, the historic district was resurveyed in March of 1994. This led to the listing of the neighborhood on the National Register of Historic Places in 1996. The maps included in the Final Report of the Reconnaissance Level Survey and National Register nomination for the Central City Historic District continue to identify all three buildings as contributing structures (Exhibit 3).

Staff deems structures to be contributing, according to the definition outlined in Section 21A.34.020 (B)(2) of the Zoning Ordinance:

A contributing structure is a structure or site within an H Historic Preservation Overlay District that meets the criteria outlined in subsection C2 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character-defining features intact and although minor alterations may have occurred they are generally reversible. Historic material may have been covered but evidence indicates they are intact.

### **Central City Development Trends**

Central City is one of the oldest areas of Salt Lake City. Early on, it became known as a neighborhood for the working lower- and middle-class because of its proximity to the expanding downtown business district and nearby manufacturing and processing plants. The large blocks that once contained an agricultural landscape were not practical for a growing city. As the lots were first divided, small adobe, frame and brick cottages characterized the area. Multiple family dwellings and small scale commercial businesses also developed. Within the area today, single family homes continue to exist next to multi-family housing, converted single family homes, as well as commercial and office uses. Existing land uses surrounding the subject property include: vacant land to the south, residential uses to the east and west, and commercial uses to the north.

A significant feature of the Central City neighborhood is its overall scale and simple character of the buildings. As such, the *Design Guidelines for Residential Historic Districts in Salt Lake City* place the highest priority on preserving “the general, modest character of each block as a whole, as seen from the street.” Architectural styles range with the popular styles and types of the era. Victorian, Craftsman bungalows, Prairie School and Period Revival cottages are all present in the district. The most common construction materials used in the district are brick and frame, with several extant adobe structures.

The north portion of the district that lies between South Temple and 400 South Streets developed as somewhat of a southern extension of the high-style South Temple Street Historic District. This portion of the Central City Historic District contains more substantial residential buildings with a good number of homes designed and built by architects. The southern portion of the district generally contains smaller and less

elaborate homes such as the vernacular homes popular in early twentieth century western America. Additionally, a number of courts were developed on the interior of blocks with more modest housing during this period of development (1870 to 1926), such as Markea Avenue located in the subject block (Block 46).

In addition to the architect designed homes of this neighborhood of the district, there also exists a group of buildings constructed by Anderson Real Estate and Investment Company. The company built speculative housing throughout the city. This group of buildings was constructed between 1899 and 1901 along 200 (659 East, 661 East, 665 East and 679 East) and 300 South (601 East, 609 East, 615 East, 621 East, 625 East, and 631 East) Streets between 600 East and 700 East Streets, and along 600 East between 200 South and 300 South Streets (253 South 600 East Street). These homes are Victorian Eclectic in style; built of brick and most stand two-stories high. The site forms indicate that these buildings date from 1872 to approximately 1905 and contribute significantly to the historic character of the neighborhood. The cohesiveness in the district is maintained by the dominance of historic residential structures of similar scale. However, some of the original housing stock on Block 46 has been demolished or replaced with contemporary development, particularly along 200 South and 700 East Streets. The subject buildings form the eastern “border” of extant historic structures on this block face of the eastern boundary of the Central City Historic District. The boundary runs along the centerline of 700 East Street.

### **Physical Integrity**

One of the six criteria (Section 21A.34.020(L)(1)) requires the Commission to make a determination as to whether the *physical integrity of the site as defined in Subsection (C)(2)(b) of this section is no longer evident*. The Zoning Ordinance references the definition of “physical integrity” as described by the National Park Service for the National Register of Historic Places. An explanation of physical integrity is addressed extensively in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. As stated in the Bulletin, “integrity is the ability of a property to convey its significance.” The following are the definitions from the National Park Service National Register Bulletin 15:

**Location:** Location is the place where the historic property was constructed or the place where the historic event occurred.

**Design:** Design is the combination of elements that create the form, plan, space, structure and style of a property.

**Setting:** Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built...setting refers to the character of the place in which the property played its historic role.

**Materials:** Materials are the physical elements that were combined...during a particular period of time and in a particular pattern or configuration to form a historic property.

**Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

**Feeling:** Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.

**Association:** Association is the direct link between an important historic event or person and a historic property.

To retain historic integrity a property will always possess several, and usually most of the aspects. Properties must not only retain their essential physical features, but the features must be visible enough to convey their significance.

### 256 South 700 East Street



(1)(a) *The physical integrity of the site as defined in subsection (C)(2)(b) of this section is no longer evident.*

**Discussion:** This building is one of the extant “pioneer homes” constructed when the area was first settled. Other similar cottages are located at: 237 South 600 East; 515 East 300 South; and 558 East 300 South. These small houses are also distinctive because they were typically set back farther from the street than other houses, presumably in compliance with the recommended 25 foot setback established in “The Plat of Zion”.

A one-story cross-wing house, this home may have originally been constructed as a single-cell frame building since the forward projecting gabled wing is constructed of a different material, brick. The Sanborn Maps indicate that the building footprint has not change significantly since 1898. However, the east and a portion of the north façades of the brick projecting wing have been covered with a stucco finish. The early Sanborn Maps show that a porch fronting the main entrance of the side wing was replaced by a shed roof covering over the entry. There are also several extensions to the rear of the building. A brick addition and rear lean-to may be early additions to the house, while the room furthest to the west appears to have been added in the 1940’s. As such, these types of alterations

have acquired historic significance in their own right. Although the windows have been replaced and some original openings changed, these alterations are reversible. The house retains much of its original massing, historic materials and ornamentation.

**Finding:** The physical integrity of this building as established in Section 21A.34.020(C)(2)(b) of the Zoning Ordinance is evident. Although the building has undergone alterations, these alterations do not obscure the character defining elements associated with this simple builder's vernacular style. The property is a significant resource because it represents one of the first structures to exist in the Central City Historic District and is a rare surviving example of its type (builder's vernacular). The project does not substantially comply with this standard.

(1)(b) *The streetscape within the context of the H historic preservation overlay district would not be negatively affected.*

**Discussion:** The streetscape associated with this property consists of several contributing residential structures to the south that are included as part of this demolition request. These buildings were constructed during the period of significance of the Central City Historic District and are similar in scale and materials. The non-contributing structures in the vicinity of this building are the McDonald's directly to the north at 242 South 700 East Street, the shopping center at 220 South 700 East Street and the Chevron at the corner of 200 South and 700 East Streets. The area adjacent to the subject property is also characterized by vacant land, the result of the demolition of other smaller-scale structures over the years. The applicant's redevelopment proposal includes this undeveloped portion of the southeast corner of Block 46.

This building is particularly significant under this standard, because it is located on the corner of 700 East Street and Markea Avenue, and visually provides an entrance to the historic inner block development. Furthermore, this building is one of the three extant contributing structures along this side of the Block 46.

**Finding:** Given the key location of this building on the southeast corner of Markea Avenue and 700 East Street, the cumulative negative effects to the streetscape within the context of Block 46, the surrounding neighborhood and the Central City Historic District, would be great. The project does not substantially comply with this standard.

(1)(c) *The demolition would not adversely affect the H historic preservation overlay district due to the surrounding non-contributing structures.*

**Discussion:** It could be argued that enough contributing structures have already been lost on the southeast corner and north side of Block 46 that a sense of the historic character of the area no longer exists. If this building was demolished, the continuity of contributing structures along this streetscape would be further



diminished. The 700 East block face that forms the eastern boundary of the Central City Historic District would no longer be tied to the history of the neighborhood and historic district if the buildings on the subject property are razed. Aside from this, there are still contributing structures in the area of the subject building and as identified in Exhibit 3. The scale of Markea Avenue to the north is such that the currently extant structures, as a whole, continue to convey the type of architecture and the pattern of development that inner-block streets represent. Staff, therefore, finds that the existing non-contributing structures do not negate the significance of the historic character of this block and neighborhood.

**Finding:** The demolition of this building would adversely affect the H historic preservation overlay district. It is in close proximity to other historic buildings both along the 700 East Street streetscape and within the block as a whole. Its removal would weaken the architectural unity that currently exists within Block 46 and the neighborhood. The project does not substantially comply with this standard.

(1)(d) *The base zoning of the site is incompatible with the reuse of the structure.*

**Discussion:** The property is currently used for residential purposes. The zoning of this site is RMF-45 Moderate/High Density Multi-Family Residential, which is compatible for the reuse of the structure as a residence including as a single family detached dwelling.

**Finding:** The project does not substantially comply with this standard.

(1)(e) *The reuse plan appears to be consistent with the standards outlined in subsection H of this section.*

**Discussion:** The petitioner has submitted a re-use plan illustrating a multi-unit residential project (Exhibit 5). The Central City Neighborhood Council has expressed concerns about the mass and scale of the proposed project with respect to its compatibility with the historic neighborhood, particularly along 300 South Street. Although the applicant has indicated that the proposed project meets the general provisions of the Zoning Ordinance, Staff has concerns about the visual compatibility in terms of scale and form of the proposed project with surrounding structures and the streetscape as defined by Section 21A.34.020(H) noted above. However, review by the Historic Landmark Commission should assure that, when new construction does occur, it will be in a manner that reinforces the basic visual characteristics of the historic neighborhood.

**Finding:** The proposed project does not substantially comply with this standard, but could with modifications.

(1)(f) *The site has not suffered from willful neglect, as evidenced by the following:*

- i. *Willful or negligent acts by the owner that deteriorates the structure.*
- ii. *Failure to perform normal maintenance and repairs.*
- iii. *Failure to diligently solicit and retain tenants, and*
- iv. *Failure to secure and board the structure if vacant.*

**Discussion/ Finding:** The house does not appear to be occupied, but does not seem to be in a serious state of disrepair, and thus the proposal complies with this standard.

### 262-264 South 700 East Street



(1)(a) *The physical integrity of the site as defined in subsection (C)(2)(b) of this section is no longer evident.*

**Discussion:** According to the site form, this house was constructed in about 1891. The small one-story cross-wing house is simple in design with decorative bargeboards and an addition to the rear. Sanborn Maps show that the rear addition was constructed by 1911, and within the historic period. When comparing the current appearance of this building with its appearance in the late 1930's tax photograph, it is evident that the front porch is not original, but can be considered to be an element of the house that has also achieved significance within the architectural history of this house. Staff finds that while the house has been altered from its original appearance, many of the character-defining features of this building remain intact. Although the gable ends are covered with asbestos siding and the original window trim replaced, these types of alterations can be reversed.

**Finding:** The property is a physical record of its time, place and use and the physical integrity of this site is evident. The project does not substantially comply with this standard.

(1)(b) *The streetscape within the context of the H historic preservation overlay district would not be negatively affected.*

**Discussion:** The streetscape associated with this property consists of the adjacent residential structures that were constructed about the same time and are similar in scale and materials. These structures form the eastern “border” of historic homes along this block frontage of 700 East Street. If these structures are demolished, all contributing structures along this block frontage would have been removed.

**Finding:** The removal of this structure within the context of the H historic preservation overlay zone would be negatively affected. The project does not substantially comply with this standard.

(1)(c) *The demolition would not adversely affect the H historic preservation overlay district due to the surrounding non-contributing structures.*

**Discussion:** The most conspicuous non-contributing development in the vicinity of this building is the shopping center to the north. There are contributing buildings in the vicinity of this duplex, particularly to the west. Although the non-contributing commercial development detracts from the historic character of this part of the district, Staff finds that it does not hinder one’s ability to perceive the historic character of the area because of the number of historic resources remaining on the block (Exhibit 3).

**Finding:** The demolition of this building would adversely affect the H historic preservation overlay district. It is in proximity to several other historic structures, and its removal would weaken the architectural unity that currently exists on this block. The project does not substantially comply with this standard.

(1)(d) *The base zoning of the site is incompatible with the reuse of the structure.*

**Discussion:** The property is currently used for residential purposes. The zoning of this site is RMF-45 Moderate/High Density Multi-Family Residential, which is compatible for the reuse of the structure as a duplex.

**Finding:** The proposed project does not substantially comply with this standard.

(1)(e) *The reuse plan appears to be consistent with the standards outlined in subsection H of this section.*

**Discussion:** As discussed above, the petitioner has submitted a re-use plan illustrating a multi-unit residential project. All new construction is reviewed by the Historic Landmark Commission as per Section 21A.34.020(H) *Standard for Certificate of Appropriateness Involving New Construction or Alteration of a Non-Contributing Structure*. The Central City Neighborhood Council has expressed concerns about the mass and scale of the proposed project with respect to its compatibility with the historic neighborhood, particularly along 300 South Street. Although the applicant has indicated that proposed project meets the general provisions of the Zoning Ordinance, Staff has concerns about the visual compatibility in terms of scale and form of the proposed project with surrounding structures and the streetscape as defined by Section 21A.34.020(H) noted above. However, review by the Historic Landmarks Commission should assure that, when new building does occur, it will be in a manner that reinforces the basic visual characteristics of the historic neighborhood.

**Finding:** The project does not substantially comply with this standard, but could with modifications.

- (1)(f) *The site has not suffered from willful neglect, as evidenced by the following:*
- v. *Willful or negligent acts by the owner that deteriorates the structure.*
  - vi. *Failure to perform normal maintenance and repairs.*
  - vii. *Failure to diligently solicit and retain tenants, and*
  - viii. *Failure to secure and board the structure if vacant.*

**Discussion/ Finding:** The building is currently occupied and does not seem to be in a serious state of disrepair, and thus the proposal complies with this standard.

### 268 South 700 East Street



(1)(a) *The physical integrity of the site as defined in subsection (C)(2)(b) of this section is no longer evident.*

**Discussion:** This gambrel-roofed brick Colonial Revival building was constructed as an apartment house in 1905. The paired square columns supported by a projecting hipped-roofed porch, exposed rafters with rounded ends and large gabled dormer accentuate a Colonial Revival character.

When comparing the current appearance of this building with its appearance in the late 1930's tax photograph, it is evident that many of the character-defining features of this building remain intact. The massing, including the height, roof form and orientation of the building is unaltered. These alterations could easily be reversed.

**Finding:** This property is a physical record of its time, place, and use and its character defining features remain intact. The project does not substantially comply with this standard.

(1)(b) *The streetscape within the context of the H historic preservation overlay district would not be negatively affected.*

**Discussion:** If the subject buildings are demolished, the continuity of contributing structures along this streetscape would be further diminished, as no historic buildings would remain. Thus, the 700 East Street frontage that forms the eastern boundary of the Central City Historic District would no longer be tied to the history of the neighborhood, except for the inner block development on Markea Avenue.

**Finding:** This is an area of the district where a significant number of historic buildings remain intact as a group and establish a strong historic streetscape. The 700 East Street streetscape within the context of the H historic preservation overlay district would be negatively affected if this house were demolished. The project does not substantially comply with this standard.

(1)(c) *The demolition would not adversely affect the H historic preservation overlay district due to the surrounding non-contributing structures.*

**Discussion:** The non-contributing structures in the vicinity of this building are the McDonald's directly to the north at 242 South 700 East Street, the shopping center at 220 South 700 East Street and the Chevron at the corner of 200 South and 700 East Streets. There are still contributing structures on the south and west streetscapes of Block 46 and Markea Avenue. Thus, staff finds that the nearby non-contributing structures do not hinder one's ability to perceive the historic character of the area because of the number of historic resources remaining on the block.

**Finding:** Continued erosion of the areas historic fabric will cause a loss of integrity of the historic neighborhood and thus, adversely affect the H historic preservation overlay district. The project does not substantially comply with this standard.

(1)(d) *The base zoning of the site is incompatible with the reuse of the structure.*

**Discussion:** The property is currently used for residential purposes. The building was originally constructed as an apartment and currently houses six (6) units. The zoning of this site is RMF-45 Moderate/High Density Multi-Family Residential, which is compatible for the reuse of the structure as a multi-family residence.

**Finding:** The base zoning is compatible with the reuse of this structure. The project does not substantially comply with this standard.

(1)(e) *The reuse plan appears to be consistent with the standards outlined in subsection H of this section.*

**Discussion:** As discussed above, the petitioner has submitted a re-use plan illustrating a multi-unit residential project. All new construction is reviewed by the Historic Landmark Commission as per Section 21A.34.020(H) *Standard for Certificate of Appropriateness Involving New Construction or Alteration of a Non-Contributing Structure*. The Central City Neighborhood Council has expressed concerns about the mass and scale of the proposed project with respect to its compatibility with the historic neighborhood, particularly along 300 South Street. Although the applicant has indicated that the proposed project meets the general provisions of the Zoning Ordinance, Staff has concerns about the visual compatibility in terms of height and massing of the proposed project with surrounding structures and the streetscape and consistency as defined by Section 21A.34.020(H) noted above. However, review by the Historic Landmark Commission should assure that, when new building does occur, it will be in a manner that reinforces the basic visual characteristics of the historic neighborhood.

**Finding:** The project does not substantially comply with this standard, but could with modifications.

(1)(f) *The site has not suffered from willful neglect, as evidenced by the following:*

- ix. Willful or negligent acts by the owner that deteriorates the structure.*
- x. Failure to perform normal maintenance and repairs.*
- xi. Failure to diligently solicit and retain tenants, and*
- xii. Failure to secure and board the structure if vacant.*

**Discussion/ Finding:** The building is currently occupied and does not seem to be in a serious state of disrepair, and thus the proposal complies with this standard.

**SUMMARY**

The following table summarizes the findings made for each building:

Address	Standard (1)(a) (Integrity not evident)	Standard (1)(b) (No effect on streetscape)	Standard (1)(c) (Surrounding non-contributing structures)	Standard (1)(d) (Incompatible base zoning)	Standard (1)(e) (Re-use plan)	Standard (1)(f) (No willful neglect)
256 S. 700 E.	No	No	No	No	Yes	Yes
262-264 S. 700 E.	No	No	No	No	Yes	Yes
268 S. 700 E.	No	No	No	No	Yes	Yes

**Finding:** In considering the application for certificate of appropriateness for demolition, staff finds that the project substantially complies with two standards each for all three of the subject properties.

If the Commission concurs with the staff findings, the Historic Landmark Commission is required to deny the request to demolish the three buildings. The applicant still has the right to pursue the economic hardship process.

**STAFF RECOMMENDATION**

Based on the findings identified in this staff report, staff recommends the Historic Landmark Commission deny the request to demolish three contributing buildings in the Central City Historic District including: 256 South 700 East Street, 262-264 South 700 East Street and 268 South 700 East Street.

Janice Lew  
Principal Planner  
August 31, 2006

- Attachments:** Exhibit 1 – Community Council Letter  
 Exhibit 2 – Submittal  
 Exhibit 3 – Maps  
 Exhibit 4 – Survey Forms, Photographs and Building Permit Records  
 Exhibit 5 – Conceptual Plans

