

# AGENDA - SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING

In Room 315 of the City & County Building

451 South State Street

Thursday, December 1, 2011 at 5:30 pm

**FIELD TRIP** leaves at 4:00 pm from the east entry of the City and County Building.

**DINNER** will be served to the Commission and staff at 5:00 pm in Room 126.

**WORK SESSION** and **ADMINISTRATIVE BUSINESS** begins at 5:30 pm in Room 315.

1. **Report of the Chair and Vice Chair**
2. **Director's Report**
3. **Approval of the Minutes from November 17, 2011.**
4. **Public Comments** – The Commission will hear any comments from the public not pertaining to the evening's agenda at this time.

**PUBLIC HEARINGS** begin immediately following the preceding Administrative Business.

1. **PLNHLC2011-00648 Tracy Aviary Certificate of Appropriateness for New Construction** – A request by Tracy Aviary, 589 East 1300 South for approval to allow new construction of:
  - a holding building with an amphitheater, the purpose of which is to house birds in preparation for shows held in the amphitheater.
  - a bird holding building that will house birds when not on display.Tracy Aviary is located in Historic Liberty Park, a landmark site, and the OS (Open Space) Zoning District, in City Council District 5, represented by Jill Remington-Love. (Staff contact: Ray Milliner, [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
2. **PLNHLC2011-00466 Ronald McDonald House, 925 & 935 E South Temple Certificate of Appropriateness for New Construction and Additional Height** - A request by Ronald McDonald Charities represented by Casey McDonough, to remodel an existing building and build a new four story building at approximately 925 E South Temple. As part of the review, the applicant is requesting Commission approval of an additional 15 feet of height over the allowed 35 feet. The purpose of the structure is to provide accommodation facilities for families dealing with major medical issues. The site is located within the South Temple Historic District, and is within the RMF-35 (Moderate Density Multifamily Residential) zoning district. It is located within Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner, 801-535-7645, [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com))
3. **PLNHLC2011-00057 219 E 4th Avenue Certificate of Appropriateness for Major Alterations** – A request by David Richardson, Architect/Builder, for major alterations to build a new garage at approximately 219 E. 4th Avenue. The request is for the approval of new garage at the rear of the property, increasing the height and making grade changes over 2 feet to accommodate construction. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district, in City Council District 3, represented by Stan Penfold. (Staff contact: Michaela Oktay, [michaela.oktay@slcgov.com](mailto:michaela.oktay@slcgov.com) )
4. **PLNHLC2011-00604 1363 S Filmore Street Certificate of Appropriateness for Major Alterations** – A request by Warren Lloyd, Architect, for major alterations and a new garage at approximately 1363 S. Filmore Street. The request is for the approval of a rooftop addition on the home, and increasing the allowable height for a new garage. The property is located in the Westmoreland Historic District and the R-1/7,000 (Single-Family Residential) zoning district, in City Council District 5, represented by Jill Remington-Love. (Staff contact: Michaela Oktay, [michaela.oktay@slcgov.com](mailto:michaela.oktay@slcgov.com) )
5. **PLNPCM2009-00638. Commercial Design Guidelines** The Salt Lake City Planning Division has drafted a new section for the design guidelines use by the Historic Landmark Commission to make design review decisions for properties with local historic designation. This supplemental information will provide guidance for commercial properties. The petition requires the Historic Landmark Commission to forward a recommendation to the City Council. This document would affect areas City-wide. (Staff contact: Janice Lew, [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com))
6. **PLNPCM2011-00471 Revisions to the Residential Design Guidelines for Historic Districts and Landmark Sites** - A petition initiated by Mayor Ralph Becker to revise the Design Guidelines for Residential Historic Districts in Salt Lake City regulated by the H Historic Overlay Zone. The design guidelines have been used since 1999 providing advice to owners and applicants, and serving as review and decision-making criteria for the public, the Commission and Staff. They will be revised to reflect historic preservation design guidelines best practice in organization, clarity, and current issues. (Staff contact: Carl Leith, 801 535 7758, [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)).

**OTHER BUSINESS** immediately follows the Public Hearings.

***The next regular meeting of the Commission is scheduled for Thursday, December 15, 2011.***

*Files for agenda items are available in the Planning Division Offices, Room 406 of the City and County Building. Please contact the staff planner for more information. Visit the Historic Landmark Commission's website <http://www.slcgov.com/boards/HLC/hlc-agen.htm> to obtain copies of the Historic and mark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.*

*People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of the hearing in order to attend. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the Salt Lake City Planning Office at: 801-535-7757/TDD 801-535-6220.*