

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
June 6, 2013
City & County Building
451 South State Street, Room 326

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1. **National Register Nomination of the Howard & Marian Bennion House at approximately 2136 E. Hubbard Avenue** – Utah's State Historic Preservation Office is soliciting comments from the Historic Landmark Commission regarding the nomination of the Howard & Marian Bennion House to the National Register of Historic Places. The property at the above address is located within Council District 6, represented by Charlie Luke. (Staff contact: Janice Lew at (801) 535-7625 or janice.lew@slcgov.com).

Decision: A Favorable Recommendation was forwarded to the Board of State History

2. **Ronald McDonald House at approximately 935 E. South Temple** - Ronald McDonald Charities represented by Connie Holt is requesting a modification of a prior Historic Landmark Commission approval to use an exterior finish material called Dryvit TerraNeo, which is designed to simulate a stone finish on parts of the building. The Historic Landmark Commission approved the overall design of the building on February 2, 2012. Currently the building is under construction. The property is zoned RMF-35 (Residential Multi-Family). This type of project must be reviewed as a (Certificate of Appropriateness for Construction in a Historic District). The subject property is within Council District 3, represented by Stan Penfold. The (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com. Case number PLNHLC2011-00466).

Decision: Approved

3. **Determination of Contributing Status of a building at approximately 32 N. H Street** - Bill Jefferies, owner, requests approval to replace the majority of the windows in the structure located at approximately 32 N. H Street in the Avenues Historic District. To determine the appropriate standards of review the Historic Landmark Commission is being asked to determine the contributing status of the property. Currently the land is used a multi-family dwelling and the property is zoned RMF-35 (Medium Density Residential District). This type of project must be reviewed as a minor alteration. The subject property is within Council District 3, represented by Stan Penfold. Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com Case number PLNHLC2013-00233).

Decision: Determined to be a contributing structure

4. **The 200 Apartments at approximately address 206 North 200 West** – Matt Musgrave is requesting approval from the City to demolish an existing non-contributory building and develop 2 four unit apartment buildings which will be 30 feet high with 16 parking spaces at the above listed address. Currently the existing building is vacant and is zoned Neighborhood Commercial (CN). This type of project requires approval of demolition, a special exception for additional building height, and a Certificate of Appropriateness for New Construction in a Local Historic District. The subject property is within Council District 3, represented by Stan Penfold (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
- a. **MINOR ALTERATION.** In order to build the project noted above, a Certificate of Appropriateness for the demolition of a non-contributory building is necessary in order to demolish the existing building to make way for the proposed new construction (Case number PLNHLC2013-00241).
 - b. **SPECIAL EXCEPTION FOR ADDITIONAL BUILDING HEIGHT.** In order to build the project noted above, a Special Exception for additional height is required. The maximum height allowed in the Neighborhood Commercial (CN) zone is 25 feet. The proposed buildings measure 30 feet from established grade. This would allow the petitioner to reach desired ceiling heights and accommodate parking within the buildings (Case number PLNHLC2013-00240).
 - c. **NEW CONSTRUCTION.** In order to build the project noted above, the petitioner will need a Certificate of Appropriateness for New Construction in a Local Historic District is required. The proposed buildings must be reviewed and approved for compliance with all applicable design standards listed in the Salt Lake City Zoning Ordinance (Case number PLNHLC2013-00239).

Decision: Tabled to a future meeting

Dated at Salt Lake City, Utah this 7th day of June 2013.

Michelle Moeller, Historic Landmark Commission Senior Secretary