

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
July 18, 2013
City & County Building
451 South State Street, Room 326

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1. **Publik on Three and G Major Alteration at approximately 502 - 518 East Third Avenue** - Warren Lloyd of Lloyd Architects is requesting approval from the City for an addition to an existing commercial business at the above listed addresses. The existing building contained a former restaurant use that is now vacant. The properties are zoned CN (Neighborhood Commercial) and RMF-35 (Moderate Density Multi-family Residential) and located within the Avenues Historic District. This type of application must be reviewed as a Major Alteration in a local historic district. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com. Case number PLNHLC2013-00335).

Decision: Approved with Conditions

2. **The Taylor Addition at approximately 546 Wall Street** - David Richardson, representing property owner David Taylor, is request approval from the City to construct an addition to the rear of the home at the above listed address. Currently, the land is used residentially and the property is zoned SR-1A (Special Development Pattern Residential District). This type of project must be reviewed as a Major Alteration in a local historic district. 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 PLNHLC2013-00157).

Decision: Approved

3. **Tracy Aviary Turkey Vulture and Hawk Exhibit at approximately 589 East 1300 South (Liberty Park)** - The Tracy Aviary, Represented by Matthew Utley, is requesting approval from the City to build a 677 square foot exhibit that will house turkey vultures and hawks. The structure will be constructed primarily from wooden posts and wire mesh coated with plastic. The exhibit will be located near the existing Wetland Experience at Tracy Aviary. The property is zoned OS (Open Space). This type of project must be reviewed as New Construction in a local historic district. The subject property is within Council District 5, represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com). Case number PLNHLC2013-00411).

Decision: Approved

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: Approved with conditions

Dated at Salt Lake City, Utah this 19th day of July 2013.
Michelle Moeller, Historic Landmark Commission Senior Secretary