

**AMENDED AGENDA SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION MEETING  
In Room 326 of the City & County Building  
451 South State Street  
Thursday, June 6, 2013 at 5:45 pm**

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

**DINNER** and Work Session begins at 5:00 pm in Room 126.

The Commission may discuss project updates and other minor administrative matters at this time. This portion of the meeting is open to the public.

1. **Demolition of Historic Buildings** - Salt Lake City Mayor Ralph Becker requesting that the City adopt new regulations that will clarify how proposed demolitions of landmark sites and contributing buildings will be evaluated and the process for approving or denying a demolition request. This proposal will generally affect section 21A.34.020 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. If adopted, the proposed changes would apply to all City designated Landmark Sites and contributing buildings in local historic districts. (Staff contact: Janice Lew at 801-535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com)). File number: PLNPCM2009-00014

**ADMINISTRATIVE BUSINESS** begins at 5:45 pm in Room 326.

1. **Report of the Chair and Vice Chair**
2. **Director's Report**
3. **Approval of the Minutes from May 2, 2013**
4. **Public Comments** – The Commission will hear any comments from the public not pertaining to items listed on the agenda.

**PUBLIC HEARINGS**

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](mailto:janice.lew@slcgov.com)).
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](mailto:ray.milliner@slcgov.com). Case number PLNHLC2011-00466).
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 Traugher at (801) 535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com) Case number PLNHLC2013-00233).

4. **Parking Lane within the Park Strip at approximately 729 South 500 East** - Larry Myshuniuk is requesting approval from the City to construct a 10 foot wide by 24 foot long parking space within the City owned park strip at **Withdrawn** address. The property is zoned Residential Multi-Family (RMF-30). This type of project is reviewed as a Certificate of Appropriateness for an alteration within a Local Historic District. The subject property is within Council District 4, represented by Luke Garrott. The (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com). Case number PLNHLC2013-00230).
5. **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](mailto: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).

***The next regular meeting of the Commission is scheduled for Thursday, July 11, 2013.***

*Appeal Of Historic Landmark Commission Decision: The applicant, any owner of abutting property or of property located within the same H historic preservation overlay district, any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, the Utah State Historical Society or the Utah Heritage Foundation, aggrieved by the Historic Landmark Commission's decision, may object to the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.*

*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/planning/planning-historic-landmark-commission-hlc> to obtain copies of the Historic Landmark 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.*