



# Memorandum

Planning Division  
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Historic Preservation Planner

Date: October 30, 2013

Re: Central City Historic District Reconnaissance Level Survey (RLS) Update

---

## **Purpose**

Certus Environmental Solutions, LLC was contracted by Salt Lake City to perform a reconnaissance level architectural and historic resource investigation of the properties located in the Central City Historic District for the purposes of updating the 1994 historic resource survey. As part of the Historic Landmark Commission's recently adopted protocol for accepting such surveys. Sheri Murray Ellis, consultant, presented the findings of the survey at the Commission's September 5, 2013 meeting and a public hearing was held. At that time, the Commission tabled taking action on the survey to allow staff time to further investigate issues on various properties in the district that were raised in the meeting.

## **Recommendation**

Based upon a review of the 2013 Central City Historic District Reconnaissance Level Survey, Planning staff recommends the Historic Landmark Commission accept the survey.

## **Public Process**

A neighborhood meeting was held at the Ladies Literary Club on July 30, 2013. Notice of the meeting was sent to all property owners in the historic district. Presenters included:

- Sheri Murray Ellis, Certus Environmental Solutions, LLC
- Cory Jensen, State Historic Preservation Office
- Kirk Huffaker, Utah Heritage Foundation

The Historic Landmark Commission held a public hearing on September 5, 2013 and the minutes are attached to this memo as Attachment B. The following is a response to several issues raised during the meeting regarding the survey itself.

- Vice Chair Hart provided a list of properties that she felt should be reexamined. Staff and Ms. Hart conducted a survey of these properties and confirmed the evaluations made by the Consultant.
  
- Staff met on September 19, 2013 with Douglas White of SK Hart Management, representing Trolley Square. Staff provided survey information on the following properties:
  - 664 E 600 S
  - 630 S 700 E
  - 614 E 600 S
  - 632 S 700 E
  - 7634 S Ely Street
  - 634 S 700 E
  - 652 E 600 S
  - 636 E Seago Street

All properties are classified as "contributing." Mr. White was asked to provide additional evidence supporting a "noncontributing" classification by October 18, 2013 if he felt otherwise. No additional information has been provided. Staff agrees with the recent survey on these properties.













- W. Kalmar Robbins submitted a follow-up to his comments made during the September meeting indicating that the upper level of the building at 664 E 600 South was relocated to the top of the lower level and should not be considered historical. Since building permits for the property indicate that this relocation occurred in 1958, staff concurs with the Consultant's determination of significance. The building has become of age at its new site.

This survey is supported in part by a Certified Local Government (CLG) grant. The CLG program is administered by the Utah State Historic Preservation Office (SHPO), a division of Utah State History. The study is funded with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service.

Attachments:

- A. Photo Sheets
- B. September 5, 2013 Minutes
- C. Correspondence

Attachment A  
Photo Sheets

	515 E. 100 S.	OP		522 E. 100 S.	NC		535 E. 100 S.	OP		540 E. 100 S.	ES
	544 E. 100 S.	EC		546 E. 100 S.	EC		555 E. 100 S.	ES		561 E. 100 S.	ES
	569 E. 100 S.	EC		574 E. 100 S.	ES		579 E. 100 S.	EC		607 E. 100 S.	EC



620 E. 100 S.

EC



620 E. 100 S.

EC



623 E. 100 S.

ES



627 E. 100 S.

EC



630 E. 100 S.

EC



635 E. 100 S.

ES



647-651 E. 100 S.

EC



647-651 E. 100 S.

EC



648 E. 100 S.

ES



661 E. 100 S.

OP















667 E. 100 S.

ES



680 E. 100 S.

OP

			
7503 E. 200 S. EC	505 E. 200 S. OP	540 E. 200 S. OP	555 E. 200 S. OP
			
560 E. 200 S. OP	607 E. 200 S. EC	625 E. 200 S. OP	629 E. 200 S. EC
			
633 E. 200 S. EC	645 E. 200 S. OP	655 E. 200 S. ES	659 E. 200 S. EC



661 E. 200 S.

EC













665 E. 200 S.

EC













679 E. 200 S.

EC



							
501 E. 300 S.	EC	507 E. 300 S.	EC	508 E. 300 S.	OP	511 E. 300 S.	EC
							
515 E. 300 S.	EC	516 E. 300 S.	NC	525 E. 300 S.	EC	526 E. 300 S.	OP
							
536 E. 300 S.	OP	537 E. 300 S.	OP	545 E. 300 S.	OP	555 E. 300 S.	OP



	556 E. 300 S.	OP		564 E. 300 S.	EC		569 E. 300 S.	ES		573 E. 300 S.	EC
	580 E. 300 S.	NC		580 E. 300 S.	NC		601 E. 300 S.	EC		602 E. 300 S.	NC
	609 E. 300 S.	EC		612 E. 300 S.	EC		614 E. 300 S.	NC		615 E. 300 S.	EC



618 E. 300 S.

EC

621 E. 300 S.

EC

624 E. 300 S.

EC

625 E. 300 S.

EC



630 E. 300 S.

EC

631 E. 300 S.

EC

633 E. 300 S.

EC

636 E. 300 S.

EC



637 E. 300 S.

EC

640 E. 300 S.

EC

643 E. 300 S.

EC

644 E. 300 S.

EC



649 E. 300 S.

EC



653 E. 300 S.

EC



659 E. 300 S.

EC



663 E. 300 S.

EC



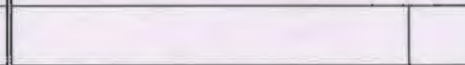
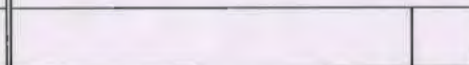
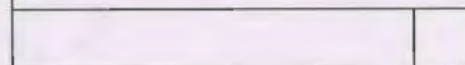
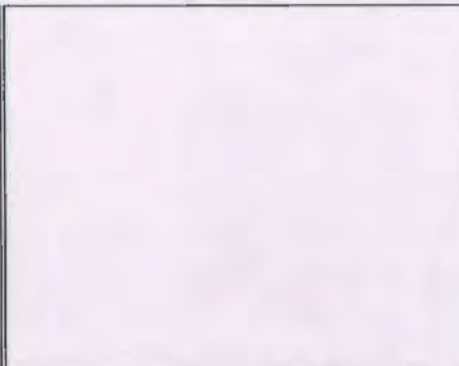
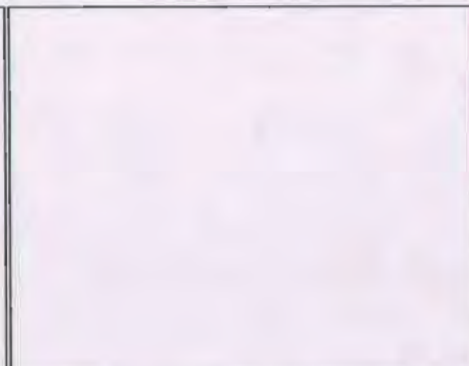
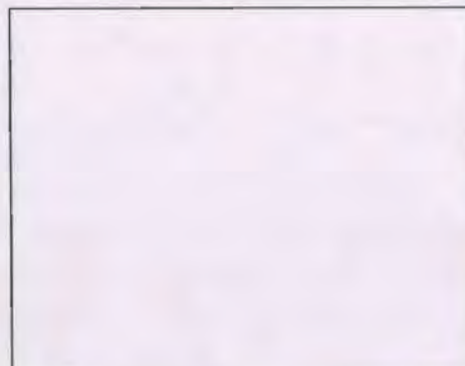
666 E. 300 S.

EC



667 E. 300 S.

OP



<p>510 E. 400 S.      OP</p>	<p>531 E. 400 S.      OP</p>	<p>532 E. 400 S.      OP</p>	<p>555 E. 400 S.      OP</p>
<p>562 E. 400 S.      OP</p>	<p>575 E. 400 S.      OP</p>	<p>576 E. 400 S.      OP</p>	<p>605 E. 400 S.      OP</p>
<p>613 E. 400 S.      OP</p>	<p>615 E. 400 S.      OP</p>	<p>7624 E. 400 S.      OP</p>	<p>635 E. 400 S.      OP</p>



639 E. 400 S.	OP	644 E. 400 S.	OP	645 E. 400 S.	OP	655 E. 400 S.	OP
---------------	----	---------------	----	---------------	----	---------------	----



677 E. 400 S.	OP
---------------	----



680 E. 400 S.	OP
---------------	----



--	--	--	--	--	--	--	--



731 S. 500 E.

EC



127 S. 500 E.

OP



151 S. 500 E.

OP



211 S. 500 E.

EC



225 S. 500 E.

OP



239 S. 500 E.

EC



241 S. 500 E.

NC



247 S. 500 E.

EC



261 S. 500 E.

OP



335-343 S. 500 E.

OP



363 S. 500 E.

OP



455 S. 500 E.

OP



517-519 S. 500 E.

EC



521 S. 500 E.

EC



525 S. 500 E.

EC



527 S. 500 E.

EC



541-543 S. 500 E.

EC



553-555 S. 500 E.

EC



557-559 S. 500 E.

EC



565 S. 500 E.

EC



567 S. 500 E.

EC



577 S. 500 E.

EC



577 S. 500 E.

EC



603 S. 500 E.

EC



607 S. 500 E.

EC



613 S. 500 E.

EC



617 S. 500 E.

EC



623 S. 500 E.

EC



627 S. 500 E.

OP



635 S. 500 E.

EC



639 S. 500 E.

EC



643-645 S. 500 E.

EC



649 S. 500 E.

EC



659-665 S. 500 E.

OP



669 S. 500 E.

EC



675 S. 500 E.

EC





679 S. 500 E.

NC



721 S. 500 E.

NC



729 S. 500 E.

EC



741 S. 500 E.

EC



745 S. 500 E.

EC



749-751 S. 500 E.

EC



753 S. 500 E.

EC



765 S. 500 E.

OP



779 S. 500 E.

EC



803 S. 500 E.

EC



807 S. 500 E.

EC



817 S. 500 E.

EC



821 S. 500 E.

EC



827 S. 500 E.

EC



833 S. 500 E.

EC



841 S. 500 E.

EC



851 S. 500 E.

EC



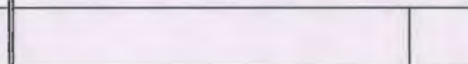
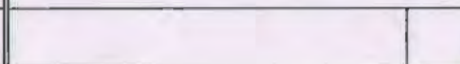
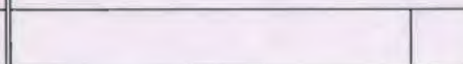
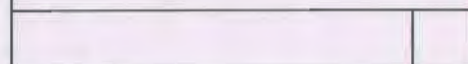
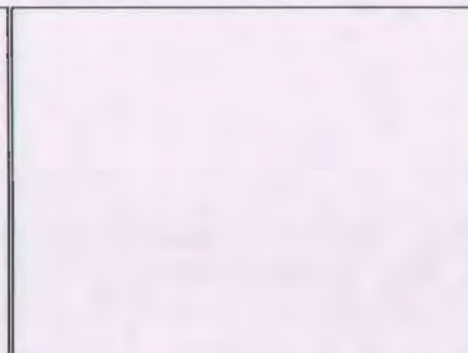
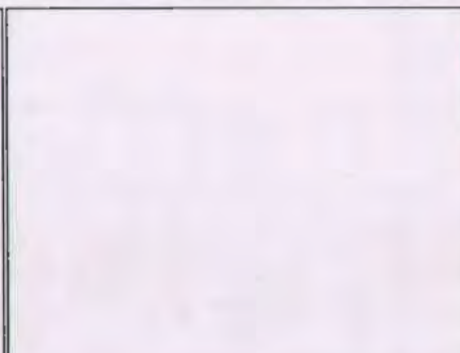
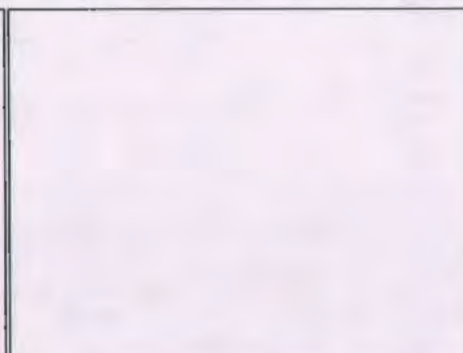
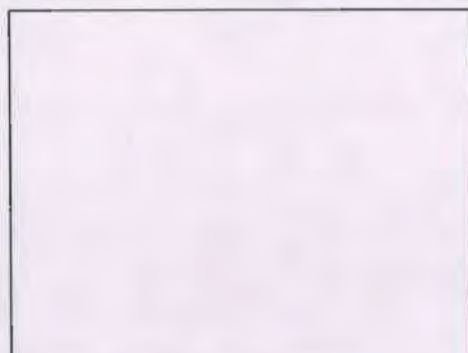
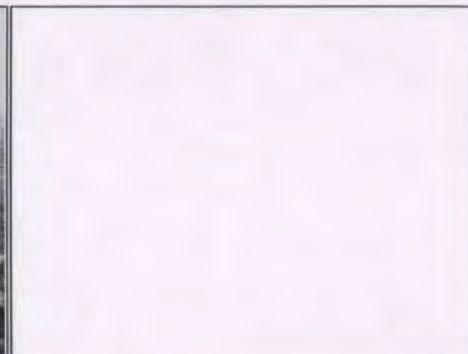
857 S. 500 E.

EC



865 S. 500 E.

EC



504 E. 500 S.	EC	504 E. 500 S.	EC	506-508 E. 500 S.	EC	510 E. 500 S.	EC
512-514 E. 500 S.	EC	530 E. 500 S.	EC	540 E. 500 S.	EC	560 E. 500 S.	EC
7614 E. 500 S.	OP	7619 E. 500 S.	OP	637 E. 500 S.	NC	675 E. 500 S.	OP



24 S. 600 E.

EC



34 S. 600 E.

EC



40 S. 600 E.

EC



50-60 S. 600 E.

OP



53 S. 600 E.

ES



57 S. 600 E.

EC



61 S. 600 E.

EC



68 S. 600 E.

EC



71 S. 600 E.

EC



72 S. 600 E.

EC















101-111 S. 600 E.

ES



117 S. 600 E.

EC

							
121 S. 600 E.	EC	124 S. 600 E.	ES	125 S. 600 E.	EC	132 S. 600 E.	ES
							
135 S. 600 E.	EC	139 S. 600 E.	EC	145 S. 600 E.	OP	150 S. 600 E.	EC
							
150 S. 600 E.	EC	151 S. 600 E.	EC	160 S. 600 E.	OP	163 S. 600 E.	EC



182 S. 600 E.

OP



207 S. 600 E.

OP



213 S. 600 E.

EC



225 S. 600 E.

EC



230 S. 600 E.

ES



234 S. 600 E.

EC



235 S. 600 E.

EC



237 S. 600 E.

EC



238 S. 600 E.

EC



243 S. 600 E.

EC



244 S. 600 E.

EC



246 S. 600 E.

EC



247 S. 600 E.	EC	253 S. 600 E.	EC	254 S. 600 E.	OP	255 S. 600 E.	EC
---------------	----	---------------	----	---------------	----	---------------	----



308 S. 600 E.	EC	?314 S. 600 E.	EC	318 S. 600 E.	EC	321 S. 600 E.	OP
---------------	----	----------------	----	---------------	----	---------------	----



323 S. 600 E.	OP	329-331 S. 600 E.	EC	?330 S. 600 E.	OP	443 S. 600 E.	OP
---------------	----	-------------------	----	----------------	----	---------------	----

<p>461 S. 600 E.      EC</p>	<p>464 S. 600 E.      OP</p>	<p>479 S. 600 E.      OP</p>	<p>510 S. 600 E.      OP</p>
<p>524 S. 600 E.      ES</p>	<p>7535 S. 600 E.      OP</p>	<p>550 S. 600 E.      EC</p>	<p>555 S. 600 E.      ES</p>
<p>7561 S. 600 E.      OP</p>	<p>562 S. 600 E.      NC</p>	<p>620 S. 600 E.      EC</p>	<p>623-629 S. 600 E.      OP</p>





624 S. 600 E.

NC



626 S. 600 E.

EC



633 S. 600 E.

EC



636 S. 600 E.

EC



637 S. 600 E.

OP



640 S. 600 E.

EC



644 S. 600 E.

EC



648 S. 600 E.

NC



649-651 S. 600 E.

EC



654 S. 600 E.

EC



657 S. 600 E.

EC



658 S. 600 E.

EC



660 S. 600 E.

EC



665 S. 600 E.

EC



668 S. 600 E.

EC



671 S. 600 E.

EC



672 S. 600 E.

EC



675 S. 600 E.

EC



677 S. 600 E.

EC



680 S. 600 E.

EC



702 S. 600 E.

EC



703-709 S. 600 E.

EC



710 S. 600 E.

EC



714 S. 600 E.

EC



717 S. 600 E.

OP



718 S. 600 E.

EC



722 S. 600 E.

EC



723 S. 600 E.

EC



726 S. 600 E.

EC



733 S. 600 E.

EC



734 S. 600 E.

EC



735 S. 600 E.

EC



738 S. 600 E.

EC



739 S. 600 E.

NC



742 S. 600 E.

EC



743 S. 600 E.

EC



747 S. 600 E.

EC



748 S. 600 E.

EC



755-757 S. 600 E.

NC



758 S. 600 E.

EC



759 S. 600 E.

EC



765 S. 600 E.

EC



768 S. 600 E.

EC



770 S. 600 E.

EC



772-774 S. 600 E.

EC



780 S. 600 E.

EC



802 S. 600 E.

EC



804 S. 600 E.

EC



810 S. 600 E.

EC



815 S. 600 E.

EC



816 S. 600 E.

EC



818 S. 600 E.

EC



819 S. 600 E.

EC



821 S. 600 E.

EC



823 S. 600 E.

EC



828 S. 600 E.

EC



834 S. 600 E.

EC



835 S. 600 E.

EC



837 S. 600 E.

EC



839 S. 600 E.

EC



840 S. 600 E.

EC



841-847 S. 600 E.

EC



844-850 S. 600 E.

NC



849 S. 600 E.

EC



851 S. 600 E.

EC



852 S. 600 E.

EC



855-859 S. 600 E.

EC



860 S. 600 E.

EC



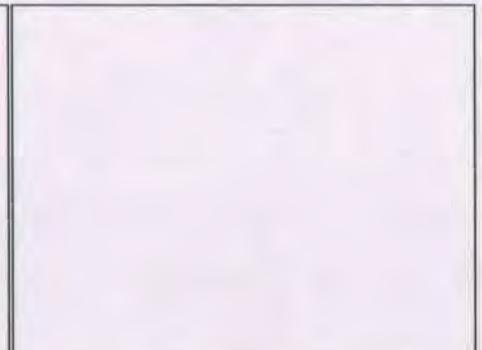
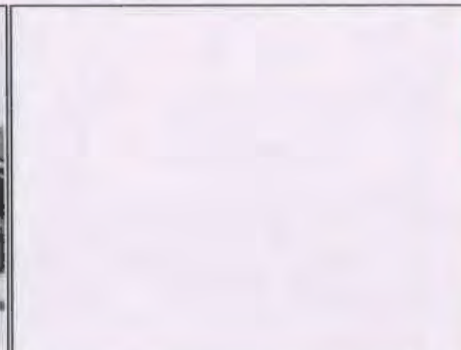
861-863 S. 600 E.

EC



866 S. 600 E.

EC





518 E. 600 S.	EC	519 E. 600 S.	EC	523 E. 600 S.	EC	529 E. 600 S.	EC
---------------	----	---------------	----	---------------	----	---------------	----



530 E. 600 S.	EC	532 E. 600 S.	EC	533 E. 600 S.	EC	537 E. 600 S.	EC
---------------	----	---------------	----	---------------	----	---------------	----



543 E. 600 S.	EC	545 E. 600 S.	EC	549-551 E. 600 S.	EC	553 E. 600 S.	EC
---------------	----	---------------	----	-------------------	----	---------------	----



557 E. 600 S.

EC



561 E. 600 S.

EC



563-565 E. 600 S.

EC



564 E. 600 S.

NC



7564 E. 600 S.

EC



566 E. 600 S.

EC



567 E. 600 S.

EC



568 E. 600 S.

EC



570 E. 600 S.

EC



571 E. 600 S.

EC



578 E. 600 S.

EC



614 E. 600 S.

EC





652 E. 600 S.

EC



658 E. 600 S.

EC



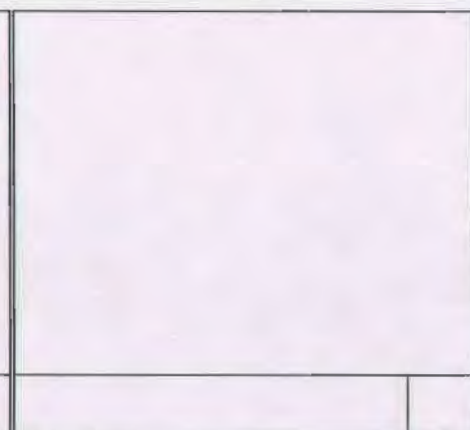
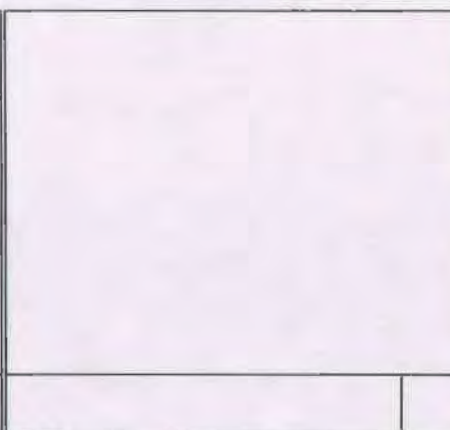
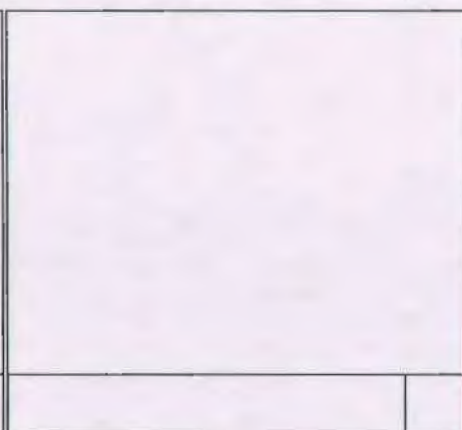
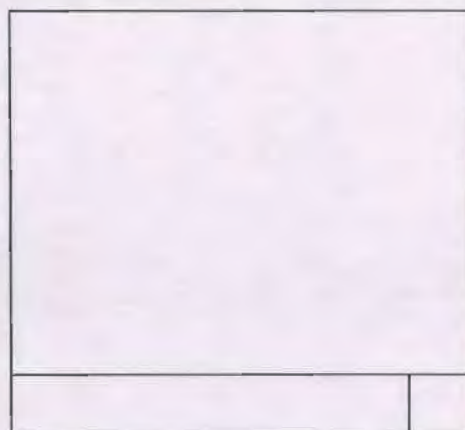
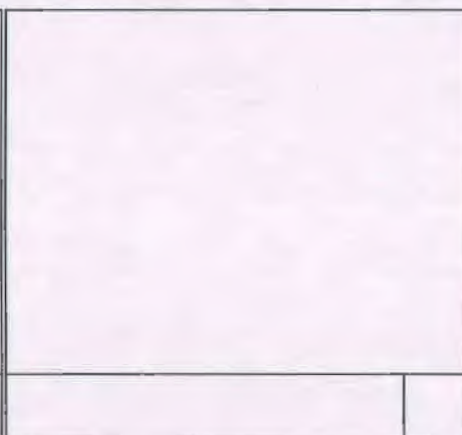
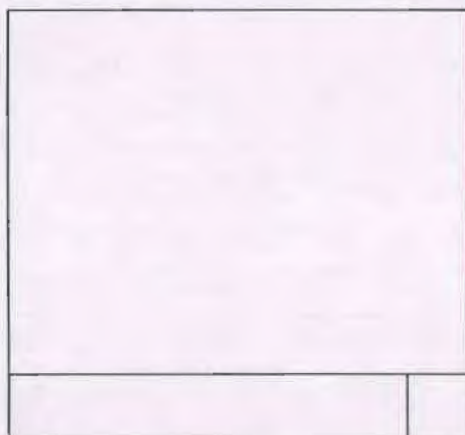
664 E. 600 S.

EC



680 E. 600 S.

ES





46 S. 700 E.

EC



?48 S. 700 E.

EC



54 S. 700 E.

EC



126 S. 700 E.

EC



130 S. 700 E.

EC



130 S. 700 E.

EC



144 S. 700 E.

EC



150 S. 700 E.

ES



154 S. 700 E.

EC



160 S. 700 E.

EC



?204 S. 700 E.

NC



210 S. 700 E.

NC



7216 S. 700 E.	OP	220 S. 700 E.	NC	7230 S. 700 E.	OP	302 S. 700 E.	NC
----------------	----	---------------	----	----------------	----	---------------	----



314 S. 700 E.	EC	320 S. 700 E.	OP	328-330 S. 700 E.	NC	358 S. 700 E.	OP
---------------	----	---------------	----	-------------------	----	---------------	----



424 S. 700 E.	OP	440 S. 700 E.	EC	444 S. 700 E.	ES	470 S. 700 E.	EC
---------------	----	---------------	----	---------------	----	---------------	----



538 S. 700 E.

ES



540 S. 700 E.

ES



544 S. 700 E.

OP



630 S. 700 E.

EC



632 S. 700 E.

EC



634 S. 700 E.

NC



7634 S. 700 E.

EC



644 S. 700 E.

EC



652-654 S. 700 E.

EC



656 S. 700 E.

EC



680 S. 700 E.

EC



702 S. 700 E.

OP



722 S. 700 E.

EC



724 S. 700 E.

EC



726 S. 700 E.

EC



728 S. 700 E.

EC



730 S. 700 E.

NC



734 S. 700 E.

NC



740 S. 700 E.

NC



744 S. 700 E.

EC



750 S. 700 E.

EC



756 S. 700 E.

EC



760 S. 700 E.

EC



766 S. 700 E.

EC



772 S. 700 E.

EC



778 S. 700 E.

EC



804 S. 700 E.

EC



808 S. 700 E.

EC



812 S. 700 E.

NC



816 S. 700 E.

EC



824 S. 700 E.

EC



826 S. 700 E.

NC



832-834 S. 700 E.

EC



842 S. 700 E.

EC



844 S. 700 E.

EC















846 S. 700 E.

EC



850 S. 700 E.	EC	852 S. 700 E.	EC	856 S. 700 E.	EC		
---------------	----	---------------	----	---------------	----	--	--



			
511-515 E. 700 S.      NC	516 E. 700 S.      OP	523 E. 700 S.      EC	527 E. 700 S.      EC
			
530 E. 700 S.      EC	533 E. 700 S.      EC	537 E. 700 S.      EC	545 E. 700 S.      NC
			
548 E. 700 S.      EC	550 E. 700 S.      EC	553 E. 700 S.      EC	7553 E. 700 S.      EC





555 E. 700 S.

OP



556 E. 700 S.

EC



560 E. 700 S.

EC



566 E. 700 S.

EC



567 E. 700 S.

EC



608-610 E. 700 S.

EC



612 E. 700 S.

EC



615 E. 700 S.

EC



616-618 E. 700 S.

EC



621 E. 700 S.

EC



622 E. 700 S.

EC



630 E. 700 S.

EC



631 E. 700 S.

EC



632 E. 700 S.

EC



634 E. 700 S.

EC



645 E. 700 S.

EC



646 E. 700 S.

EC



650 E. 700 S.

EC



652 E. 700 S.

EC



665 E. 700 S.

EC



669 E. 700 S.

EC



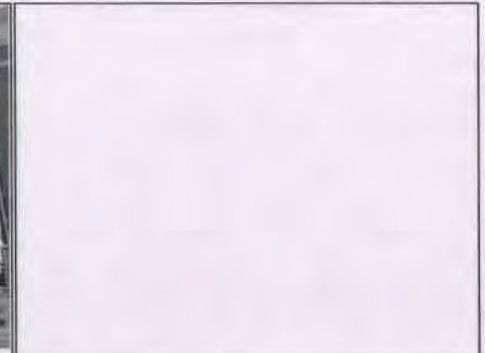
682 E. 700 S.

EC



688 E. 700 S.

EC





509 E. 800 S.

EC



523 E. 800 S.

EC



525 E. 800 S.

NC



527 E. 800 S.

EC



529 E. 800 S.

EC



529½ (7529) E. 800 S.

EC



531 E. 800 S.

EC



533 E. 800 S.

EC



535 E. 800 S.

EC



555 E. 800 S.

EC



559 E. 800 S.

EC



563 E. 800 S.

EC



564-566 E. 800 S.

EC



604-608 E. 800 S.

EC



614 E. 800 S.

EC



615 E. 800 S.

OP



625 E. 800 S.

EC



629 E. 800 S.

EC



633 E. 800 S.

EC



634 E. 800 S.

EC



636 E. 800 S.

EC



640 E. 800 S.

NC



647-649 E. 800 S.

EC



651-653 E. 800 S.

EC



656 E. 800 S.	NC	659 E. 800 S.	OP	665 E. 800 S.	EC	668 E. 800 S.	EC
---------------	----	---------------	----	---------------	----	---------------	----





503 E. 900 S.

EC



511 E. 900 S.

EC



517 E. 900 S.

NC



521 E. 900 S.

EC



533 E. 900 S.

EC



537 E. 900 S.

EC



539 E. 900 S.

NC



545 E. 900 S.

EC



553 E. 900 S.

EC



555 E. 900 S.

EC



557 E. 900 S.

EC



561 E. 900 S.

EC



567 E. 900 S.

EC



575 E. 900 S.

EC



603 E. 900 S.

EC



609 E. 900 S.

EC



611 E. 900 S.

EC



615 E. 900 S.

EC



625 E. 900 S.

NC



629 E. 900 S.

EC



637 E. 900 S.

EC



643 E. 900 S.

EC



647 E. 900 S.

EC



655 E. 900 S.

EC

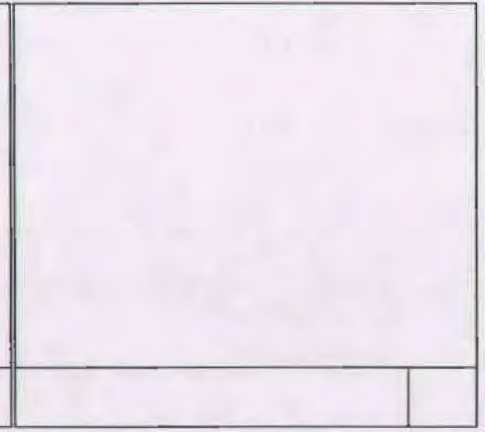
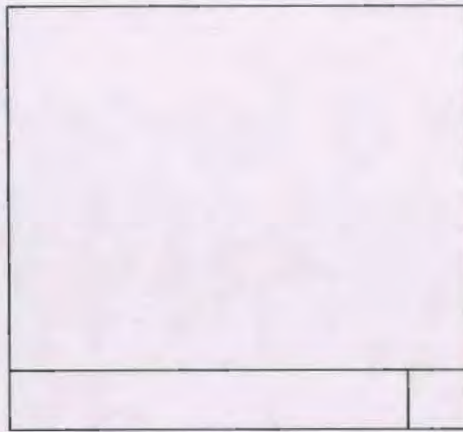
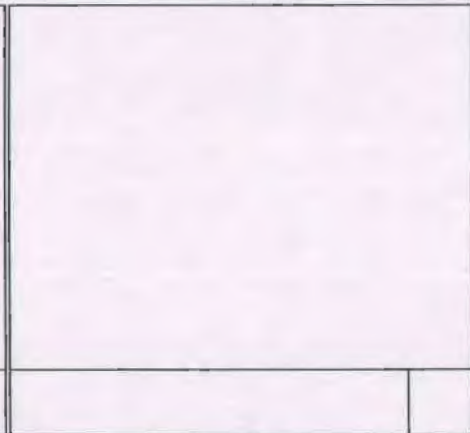
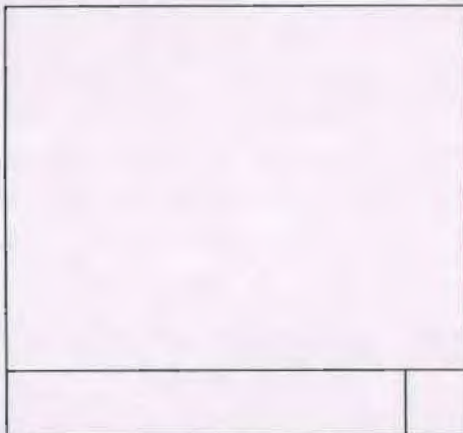


659 E. 900 S.      EC

667 E. 900 S.      EC

679 E. 900 S.      NC

679 E. 900 S.      NC







516-520 E. ELWOOD PL.

EC

516-520 E. ELWOOD PL.	EC						

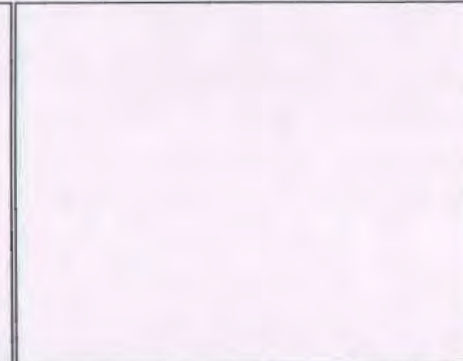


642-644 E. ELY PLACE      EC

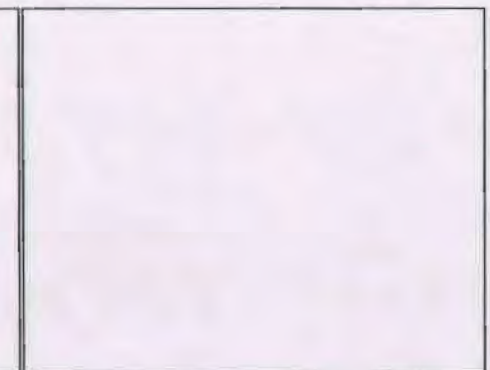
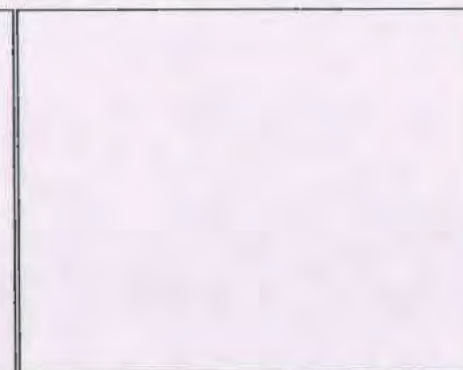
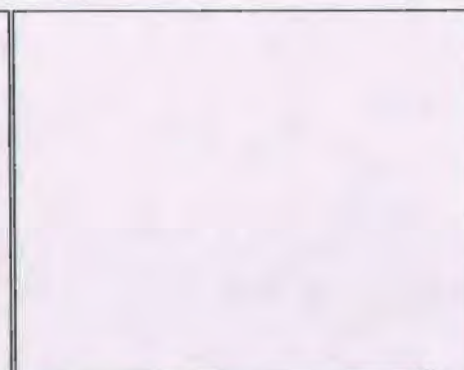
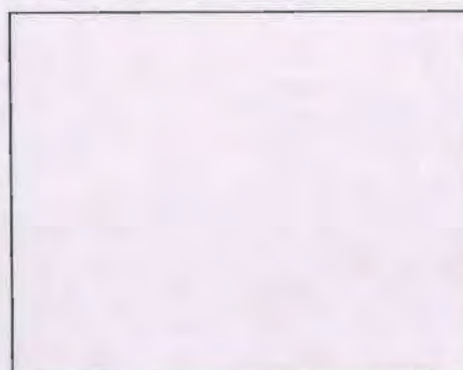
648 E. ELY PLACE      OP

650-654 E. ELY PLACE      NC

658 E. ELY PLACE      EC



662 E. ELY PLACE      EC





516-520 E. GALLACHER PL.

EC



521-523 E. GALLACHER PL.

EC



522 E. GALLACHER PL.

EC



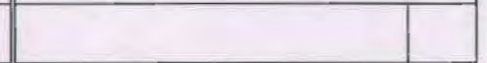
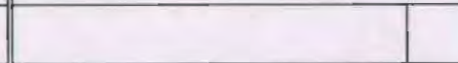
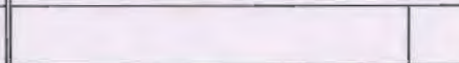
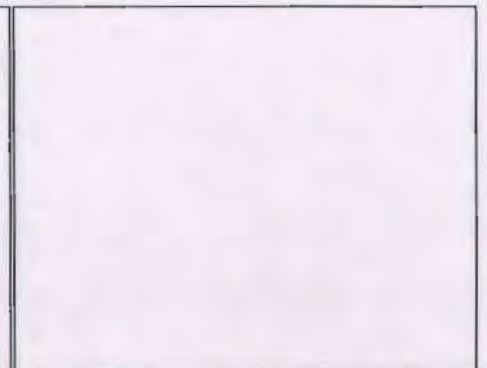
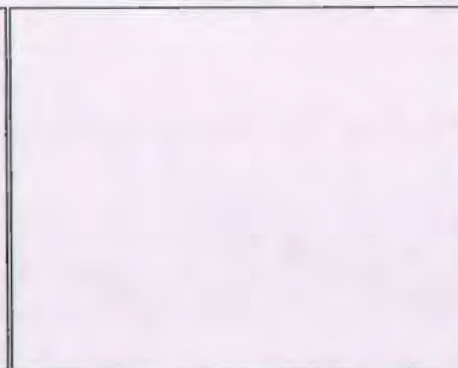
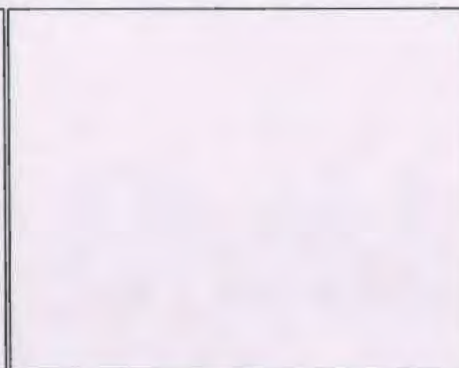
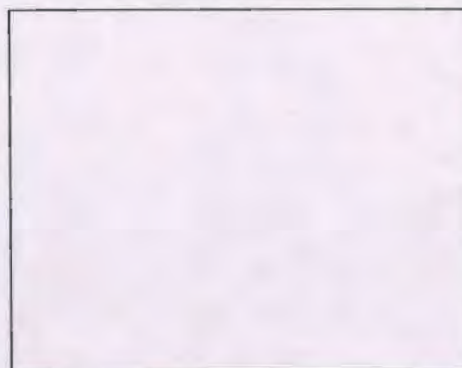
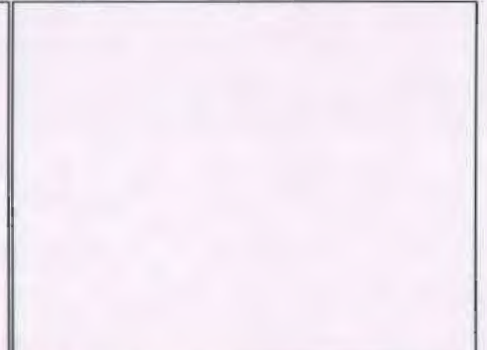
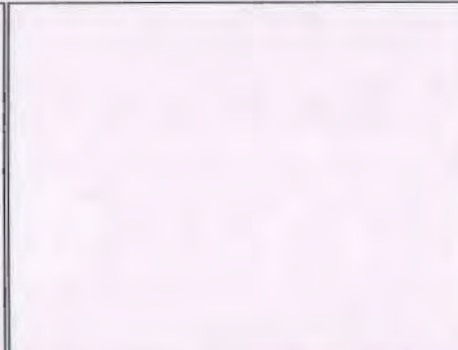
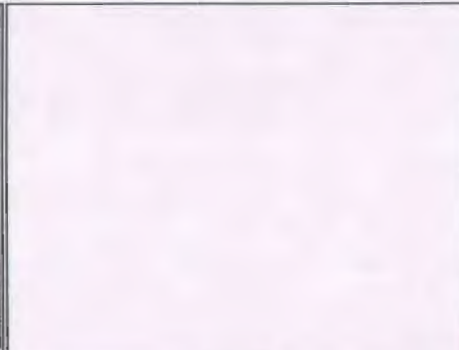
525-527 E. GALLACHER PL.

EC



526 E. GALLACHER PL.

EC





7451 S. GREEN ST. OP



7460 S. GREEN ST. OP



661 S. GREEN ST. ES



661 S. GREEN ST. ES



715 S. GREEN ST. EC



721 S. GREEN ST. EC



723 S. GREEN ST. NC



724 S. GREEN ST. NC



726 S. GREEN ST. EC



728 S. GREEN ST. EC



729 S. GREEN ST. NC



732 S. GREEN ST. EC



733 S. GREEN ST.

EC



741 S. GREEN ST.

EC



743 S. GREEN ST.

EC



744 S. GREEN ST.

EC



747 S. GREEN ST.

EC



748 S. GREEN ST.

EC



749 S. GREEN ST.

EC



753 S. GREEN ST.

EC



755 S. GREEN ST.

EC



756 S. GREEN ST.

EC



759 S. GREEN ST.

EC



803 S. GREEN ST.

EC



808 S. GREEN ST.

NC



809-811 S. GREEN ST.

EC



810 S. GREEN ST.

EC



819 S. GREEN ST.

EC



821-823 S. GREEN ST.

EC



822-826 S. GREEN ST.

EC



825 S. GREEN ST.

EC



829 S. GREEN ST.

NC



830 S. GREEN ST.

EC



831 S. GREEN ST.

EC



834 S. GREEN ST.

EC



836 S. GREEN ST.

EC



837 S. GREEN ST.

EC



?839 S. GREEN ST.

EC



843 S. GREEN ST.

EC



844 S. GREEN ST.

EC



845 S. GREEN ST.

EC



847 S. GREEN ST.

EC



848 S. GREEN ST.

EC



852 S. GREEN ST.

EC



856 S. GREEN ST.

EC



857 S. GREEN ST.

EC



859 S. GREEN ST.

EC



864 S. GREEN ST.

NC



141-143 S. HAWKES CT.

EC



142 S. HAWKES CT.

EC



148 S. HAWKES CT.

EC



149 S. HAWKES CT.

EC



150 S. HAWKES CT.

EC



155 S. HAWKES CT.

EC



157 S. HAWKES CT.

EC



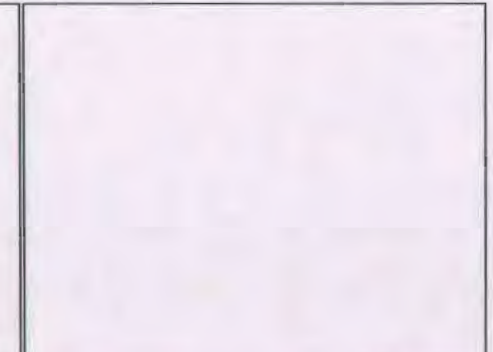
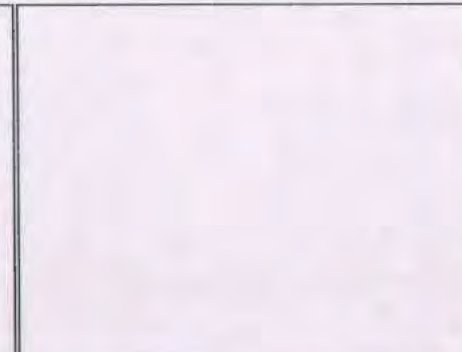
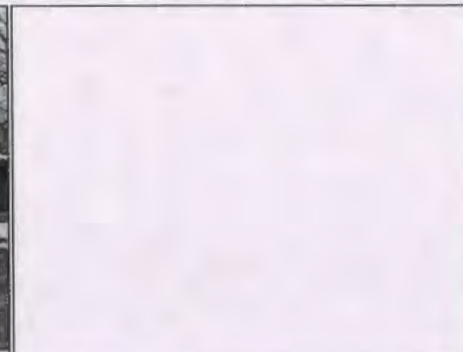
160 S. HAWKES CT.

EC



164 S. HAWKES CT.

EC









511 E. HAWTHORNE AVE.	EC	512 E. HAWTHORNE AVE.	EC	515 E. HAWTHORNE AVE.	NC	516 E. HAWTHORNE AVE.	EC
-----------------------	----	-----------------------	----	-----------------------	----	-----------------------	----



521 E. HAWTHORNE AVE.	EC	522 E. HAWTHORNE AVE.	EC	525 E. HAWTHORNE AVE.	EC	526 E. HAWTHORNE AVE.	EC
-----------------------	----	-----------------------	----	-----------------------	----	-----------------------	----



529 E. HAWTHORNE AVE.	EC	530 E. HAWTHORNE AVE.	NC	533 E. HAWTHORNE AVE.	EC	534 E. HAWTHORNE AVE.	EC
-----------------------	----	-----------------------	----	-----------------------	----	-----------------------	----

							
538 E. HAWTHORNE AVE.	EC	539 E. HAWTHORNE AVE.	EC				



153-155 S. HEATHER ST.

EC





759 S. KILBOURNE CT.	NC	760 S. KILBOURNE CT.	EC	763 S. KILBOURNE CT.	EC	764 S. KILBOURNE CT.	EC
----------------------	----	----------------------	----	----------------------	----	----------------------	----





519-521 E. LOWELL AVE.

EC



520-522 E. LOWELL AVE.

EC



523 E. LOWELL AVE.

EC



524 E. LOWELL AVE.

EC



529-531 E. LOWELL AVE.

EC



530 E. LOWELL AVE.

EC



535 E. LOWELL AVE.

EC



536 E. LOWELL AVE.

EC



539 E. LOWELL AVE.

EC



540 E. LOWELL AVE.

EC



544 E. LOWELL AVE.

EC



548 E. LOWELL AVE.

EC



648 E. MARKEA AVE.

EC



652 E. MARKEA AVE.

EC



656 E. MARKEA AVE.

EC



660 E. MARKEA AVE.

EC



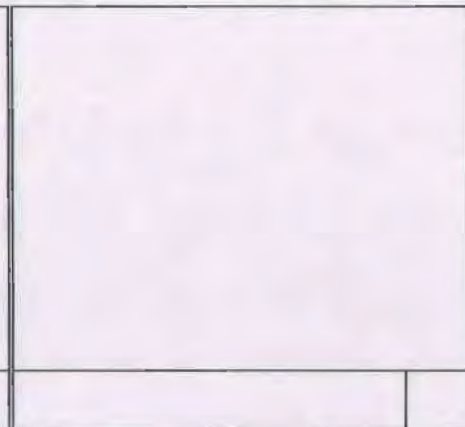
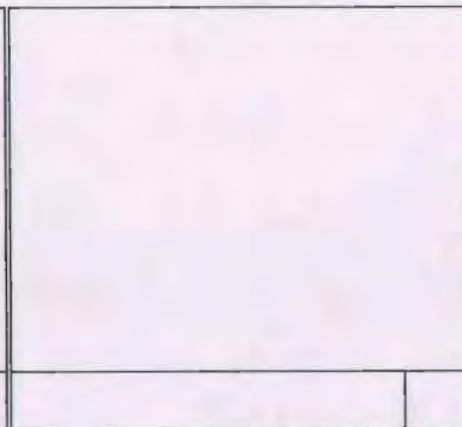
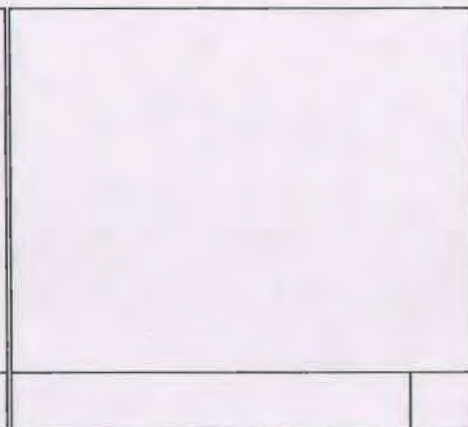
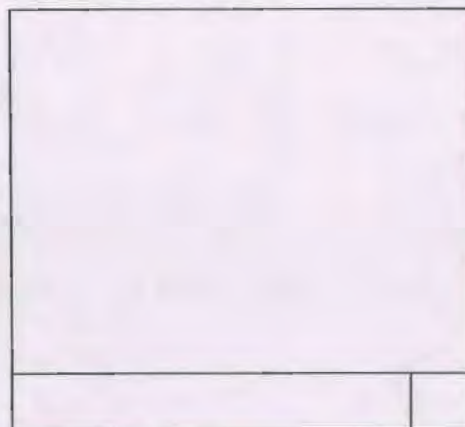
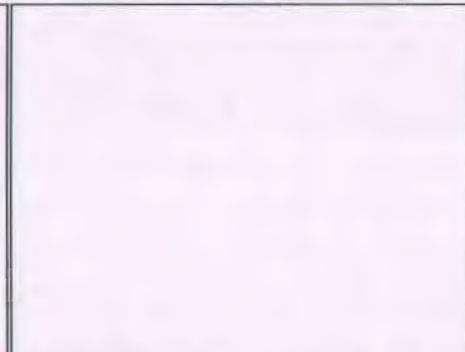
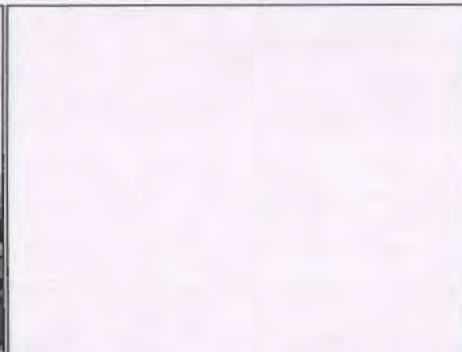
?670 E. MARKEA AVE.

EC



676 E. MARKEA AVE.

OP





602-604 S. PARK ST.

EC



607-611 S. PARK ST.

OP



608-612 S. PARK ST.

EC



620-632 S. PARK ST.

ES



629 S. PARK ST.

EC



631 S. PARK ST.

EC



637 S. PARK ST.

EC



640 S. PARK ST.

EC



643 S. PARK ST.

EC



647 S. PARK ST.

EC



653 S. PARK ST.

EC



655 S. PARK ST.

EC



661 S. PARK ST.

EC



662 S. PARK ST.

EC



668 S. PARK ST.

EC



713-715 S. PARK ST.

EC



717 S. PARK ST.

EC



721 S. PARK ST.

EC



729 S. PARK ST.

EC



735 S. PARK ST.

EC



739 S. PARK ST.

EC



743 S. PARK ST.

EC



747 S. PARK ST.

EC



751 S. PARK ST.

EC





755 S. PARK ST.

EC



756 S. PARK ST.

EC



759 S. PARK ST.

EC



760 S. PARK ST.

NC



764 S. PARK ST.

EC



765 S. PARK ST.

EC



801 S. PARK ST.

EC



802 S. PARK ST.

EC



804-806 S. PARK ST.

NC



805-807 S. PARK ST.

EC



808 S. PARK ST.

EC



809 S. PARK ST.

EC



816-818 S. PARK ST.

EC



821 S. PARK ST.

EC



822 S. PARK ST.

EC



825 S. PARK ST.

EC



828 S. PARK ST.

EC



840 S. PARK ST.

NC



844 S. PARK ST.

OP



845 S. PARK ST.

EC



847 S. PARK ST.

EC



848 S. PARK ST.

EC



849 S. PARK ST.

NC



851 S. PARK ST.

EC



852 S. PARK ST.

EC



853 S. PARK ST.

EC



856 S. PARK ST.

EC



857 S. PARK ST.

NC



859 S. PARK ST.

NC



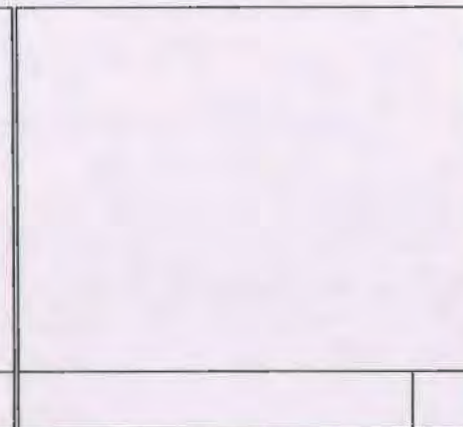
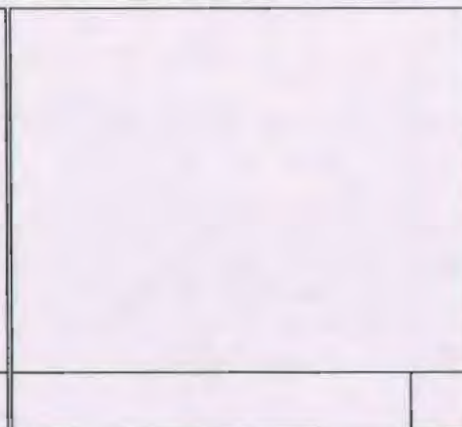
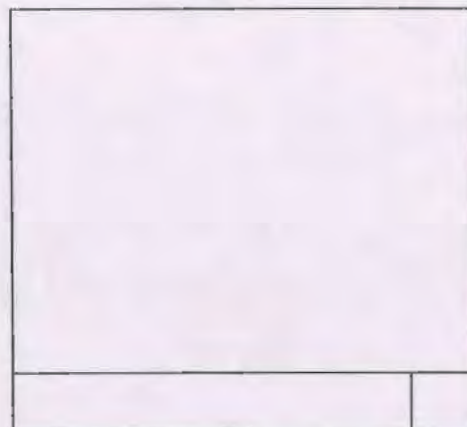
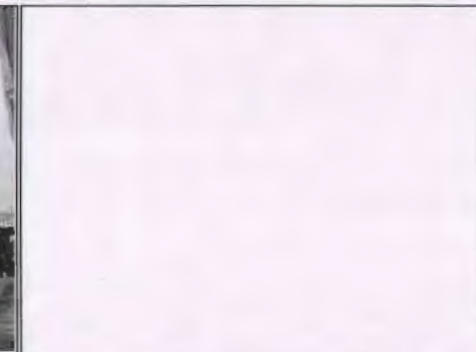
860 S. PARK ST.

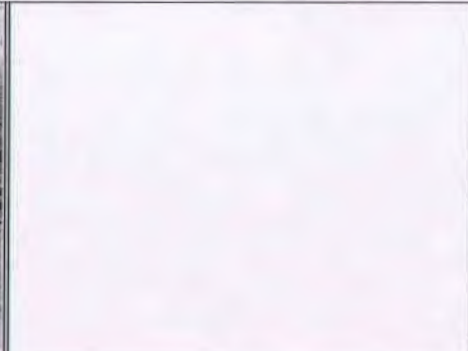
EC



864 S. PARK ST.

EC

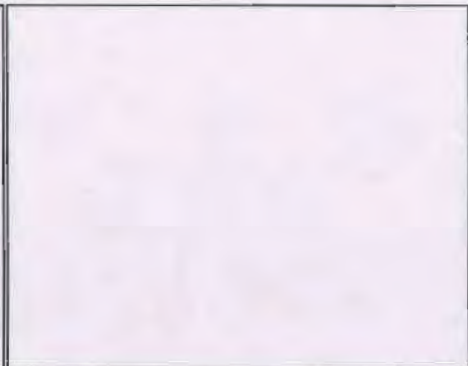
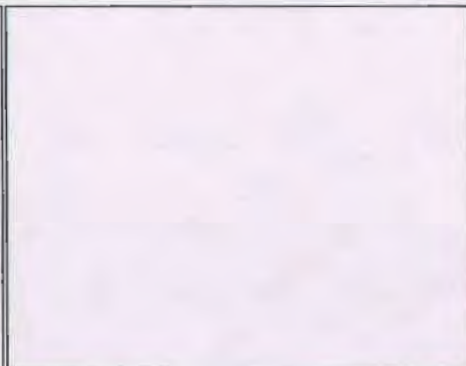
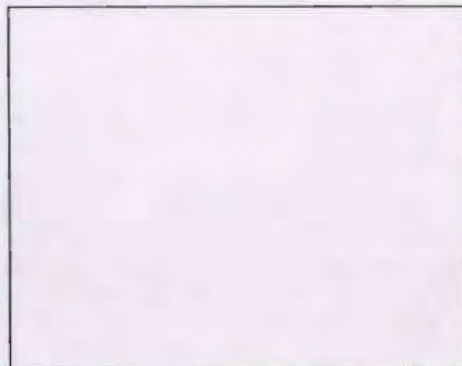
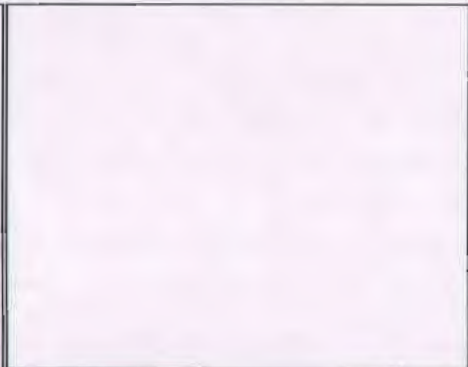
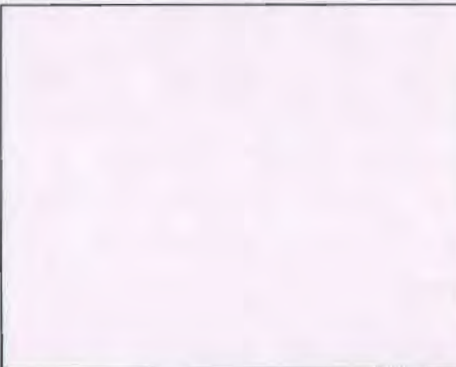
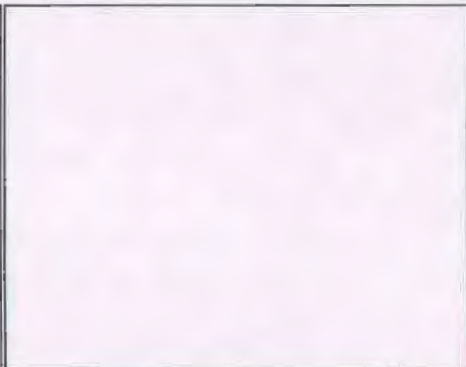
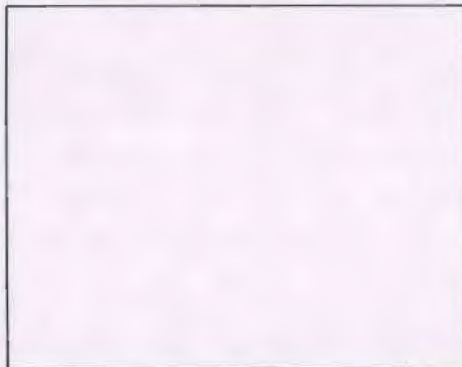




612 E. SEGO AVE.      EC

618 E. SEGO AVE.      EC

636 E. SEGO AVE.      EC





315-317 S. VINCENT CT.      EC

316 S. VINCENT CT.      EC

325-327 S. VINCENT CT.      EC

331 S. VINCENT CT.      EC









**Attachment B**  
**September 5, 2013 Minutes**

**Commissioner Hart moved to approve the minutes of August 1, 2013. Commissioner McClintic seconded the motion. The motion passed unanimously.**

**PUBLIC COMMENTS 6:10:28 PM**

Chairperson Harding opened the Public Comment period, seeing no one wished to speak, Chairperson Harding closed the Public Comment period.

**PUBLIC HEARINGS 6:11:15 PM**

**Central City Reconnaissance Level Survey - The Historic Landmark Commission will take public input to allow property owners and public to voice comments relating to the results of the Central City Reconnaissance Level Survey. The Historic Landmark Commission will take formal action to decide whether to accept the survey results so that they can be used as a tool for making decisions relating to historic preservation in the survey area. (Staff Contact: Janice Lew, (801) 535-7625 or [Janice.lew@slcgov.com](mailto:Janice.lew@slcgov.com))**

Ms. Janice Lew, Senior Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff was recommending the Historic Landmark Commission accept the Survey as presented.

Ms. Sheri Murray Ellis, Certus Environmental Solutions, LLC, gave an overview of the results from the survey as contained in the Staff Report.

The Commissioners and Ms. Ellis discussed why some of the structures were listed as non-contributing. Ms. Ellis stated alterations had been made to the structures. The Commissioners and Ms. Ellis discussed the boundaries of the National Register district. They discussed the non-contributing structures listed on the survey and the possibility of changing that status. The Commissioners and Ms. Ellis discussed ways to make future survey presentations more readable regarding contributing and non-contributing structures.

**PUBLIC HEARING 6:55:37 PM**

Chairperson Harding opened the Public Hearing.

The following persons were opposed to the proposal: Ms. Cindy Cromer, Mr. Douglas White and Mr. Kal Robbins

The following comments were made:

- Great to have a survey done for the area
- Very important to have boundaries that made sense

- Taking structures out of the district will impact tax credits for significant structures in the area
- More demolitions have occurred in the area than reported in the survey
- Properties around Trolley Square need to be revisited and reviewed for contributing status
- Uses around Trolley Square need to be reviewed and updated to reflect the current plans
- Houses around Trolley Square are beyond repair and should not be listed as contributing
- Some structures should not be listed just because they are fifty years old
- Character of the District has been lost due to the parking lots
- Between 400 and 500 South is a commercial district, not historical and should be excluded

Chairperson Harding closed the Public Hearing.

The Commission asked Mr. White and Mr. Robbins to work with Staff regarding issues, at which point Staff could respond and present the information to the Commission.

The Commissioners discussed tabling the issue

**MOTION 7:12:26 PM**

**Commissioner Hart moved to table the Central City Reconnaissance Level Survey pending further investigation, input and comments. Commissioner Bevins seconded the motion. The motion passed unanimously.**

**7:13:09 PM**

Chairperson Harding stated she needed to recuse herself from the meeting as she had represented the Applicant in business matters.

**Boyington Dormers at approximately 633 Victory Road - A request by Ted Konold, contractor, to change the siding material of the original dormers of a historic contributing structure located in the Capitol Hill Historic District. The existing siding is wood and the proposed siding is fiber cement boards. This type of project must be reviewed as a major alteration in a local historic district. The subject property is located in the SR-1A (Special Development Pattern Residential District) in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace, 801 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) Case number PLNHLC2013-00617**



**Attachment C**  
**Correspondence**

**COVER SHEET**  
*Reconnaissance Level Survey*

City Surveyed: Salt Lake City, Salt Lake Co.  Complete  Partial

Survey Conducted For: Salt Lake City/CLG

By: Sheri Ellis (Certus Solutions) Date: April 2013

Type of Survey:  Standard Recon.  Selective Recon.  Combination of Both  
 Update of Previous Survey (date 1994 )

Number of Properties Surveyed: 637 Number of Eligible Properties: 499

Estimated Acreage Surveyed: 251

Name of USGS Quad Map on Which Surveyed Area is Located: SLC North & Ft Douglas Quads

---

*To Be Completed By SHPO Staff*

Evaluation:  Approved  Conditionally Approved  Returned for Corrections  
(See Comments) (See Comments)

Evaluated By: Cory Jensen Date April 25, 2013  
~~August 15, 2012~~

**Checklist of Required Items**

1.  Research Design Completed Prior to Survey
2.  Properly Marked Survey Map (original full-size and 1 copy, plus reduced size and 1 copy)
3.  Copy of USGS Map Showing Location of Surveyed Area
4.  Completed Survey Forms or Updated Database and Marked Printout
5.  Properly Labeled Black-and-White Prints and Negatives or Digital Contact Sheets & CD-ROM
6.  Final Report, including outline of historic contexts and recommendations for future action
7.  Completed "Cover Sheet" Accompanying Final Report and Survey Materials
8.  Duplicates of everything (except negatives); the originals for the SHPO and one copy for the contracting community or agency. Or copies provided to CLG or contracting agency.

**Comments:**

- Survey updates previous RLSs completed in 1994
- Good recommendations for future planning of survey area
-

Would you please provide the reasoning behind your evaluations? We would prefer that just the two of us get together to look at each property. We would then have Cory and Sheri review any discrepancies and an analysis would be presented to the Commission for their consideration.

I apologize for working this out as we go. As you are aware, this is the first time for us to use the Commission's new acceptance process. Let me know what you think.

Regards,

Janice

-----Original Message-----

From: Polly Hart [<mailto:pollyh@xmission.com>]

Sent: Thursday, September 05, 2013 8:37 PM

To: Lew, Janice

Subject: Central city survey

Hi Janice-

Can you please send me an email address for Sheri Murray Ellis? On initial review I think the following properties (listed as non-contributing in her report) should be discussed as possibly contributing to the district. I would welcome a discussion among the three of us, if that would work for you.

602 and 614 E 300 S

562, 624, 648 S, 755-757 S and 844-850 S 600 E

826 S 700 E

545 E 700 S

829 S and 864 S Green Street

804-806 S and 859 S Park Street

Thanks! Polly

Sent from my iPad

864 S Green Street- While I fully agree that this is not a pretty house, both the brick and pebbledash seem to be historic and of the period. I agree, it's just odd (mixing a neoclassical dormer with mediterranean/mission pebbledash and prairie porch), but I do think that everything is legitimately old, unless documentation can show otherwise.

804-806 S Park Street- Everything looks okay. Is there any evidence that the openings have changed? If not, it seems okay.

859 S Park Street- I don't see any evidence that openings have changed. The dormer on the south (?? right of front) facade are not really noticeable from the front.

"I don't make trouble. I'm just really good at finding it." Zephyr

On Sep 10, 2013, at 11:34 AM, Lew, Janice wrote:

Hi Polly,

Would you please provide the reasoning behind your evaluations? We would prefer that just the two of us get together to look at each property. We would then have Cory and Sheri review any discrepancies and an analysis would be presented to the Commission for their consideration.

I apologize for working this out as we go. As you are aware, this is the first time for us to use the Commission's new acceptance process. Let me know what you think.

Regards,

Janice

-----Original Message-----

From: Polly Hart [<mailto:pollyh@xmission.com>]

Sent: Thursday, September 05, 2013 8:37 PM

To: Lew, Janice

Subject: Central city survey

Hi Janice-

Can you please send me an email address for Sheri Murray Ellis? On initial review I think the following properties (listed as non-contributing in her report) should be discussed as possibly contributing to the district. I would welcome a discussion among the three of us, if that would work for you.

602 and 614 E 300 S

562, 624, 648 S, 755-757 S and 844-850 S 600 E

826 S 700 E

545 E 700 S

829 S and 864 S Green Street

804-806 S and 859 S Park Street

## Lew, Janice

---

**From:** Sheri Murray Ellis [sheri@certussolutionsllc.com]  
**Sent:** Tuesday, September 10, 2013 12:18 PM  
**To:** Lew, Janice  
**Subject:** RE: Central city survey

Thanks! Seems like an appropriate process for the City and Commission to discuss it first. Should you need input from me for your discussion with Polly, don't hesitate to ask. I've included a few notes here as to the reasoning behind the initial evaluations. Keep in mind that the evaluations make most sense when considered relative to the "quality" of similar buildings in the area and the degree and types of alterations those have suffered; that is, in most cases, there are many much better examples of the type or style that set the bar for what is worthy of an EC rating and what might get an NC rating...at least that is how I approached this.

602 E 300 S - combination of all new windows, including both sliding and single-hung, and enclosure of the porch (previous survey had as EC)  
614 E 300 S - remodel of exterior with synthetic stucco, including stucco window trim, and modern windows (previous survey had as EC)  
562 S 600 E - combination of modern stucco exterior, roof trim, and modern windows throughout (previous survey had as NC)  
624 S 600 E - combination of corner window addition, garage addition, altered entry surround, and new windows (previous survey had as EC)  
648 S 600 E - dormer addition and modern windows (previous survey had as NC)  
755-757 S 600 E - combination of multiple additions, extensive cladding alteration, and modern windows (previous survey had as EC)  
844-850 S 600 E - This one is rated as EC, so perhaps this is a mistake on the address from Polly?  
826 S 700 E - This one is rated as EC in my survey results; there is an error on the survey map that lists the address 824 S twice. 824 S is NC  
545 E 700 S - combination of modern Hardie-board cladding (original was brick) and modern windows and doors (previous survey had as EC)  
829 S Green Street - modern stucco cladding and modern windows (including large slider in front) and doors (previous survey had as EC)  
864 S Green Street - modern vinyl siding, infill of transom over front door (previous survey had as EC)  
804-806 S Park Street - narrow vinyl siding not in-keeping with period of construction or style, modern windows (previous survey had as EC)  
859 S Park Street - stucco cladding with infill of windows, probable dormer addition, modern windows (previous survey had as NC)

Sheri

-----Original Message-----

**From:** Lew, Janice [mailto:Janice.Lew@slcgov.com]  
**Sent:** Tuesday, September 10, 2013 11:35 AM  
**To:** 'Polly Hart'  
**Cc:** 'Sheri Murray Ellis'; 'Cory Jensen'  
**Subject:** RE: Central city survey

Hi Polly,

## Lew, Janice

---

**From:** Sheri Murray Ellis [sherim@certussolutionsllc.com]  
**Sent:** Wednesday, September 11, 2013 5:22 PM  
**To:** 'Polly Hart'; Lew, Janice  
**Cc:** 'Cory Jensen'  
**Subject:** RE: Central city survey

Thanks, Polly!

Always nice to get other informed opinions.

Sheri

**From:** Polly Hart [mailto:pollyh@xmission.com]  
**Sent:** Wednesday, September 11, 2013 5:17 PM  
**To:** Lew, Janice  
**Cc:** 'Sheri Murray Ellis'; 'Cory Jensen'  
**Subject:** Re: Central city survey

Hi Janice et al-

I just drive my drive around the district. Here are my thoughts on the properties that I thought should be reconsidered. Please let me know your thoughts after you have had a chance to do your review.

Thanks! Polly

602 E 300 S- It appears from the road that the first story front wall is intact. If this is the case, the house would be easy to restore simply by removing the glassed in porch.

614 E 300 S- Sheri was right; this is very altered.

562 S 600 E- We were taught in school that siding is not reason enough to disqualify contributing status. It appears as though the openings on the front have not been changed. I think that if there is documentation showing otherwise, then okay. But I would assume that openings are intact (the size, shape and alignment seem classic to me).

624 S 600 E- Sheri was right; the garage attachment is quite imposing.

648 S 600 E- Sheri was right; the photo does not show how large the front dormer is.

755-757 S 600 E- Siding alone is not reason enough to disqualify. Nor are the porch railings. Possibly the two are collateral damage, but because all of the openings are intact, I would rather see this ranked contributing.

844-850 S 600 E- I would be willing to bet my bottom dollar that the front and rear "dormers" are original or at the very least historic in their own rights. Look at the windows in them. I think this is another case where unless you have solid evidence that they are not original or early, they should be considered so.

826 S 700 E- The first floor front window does not appear to be out of scale with would one would expect. I do not see anything else that would appear to be an alteration.

829 S Green Street- Sheri may have been right about this. While nothing looks overtly wrong, the stucco on the front wall does indicate that there may be some changes underneath the coating.

## Lew, Janice

---

**From:** Douglas White [dfwatty@gmail.com]  
**Sent:** Wednesday, September 11, 2013 9:31 AM  
**To:** Lew, Janice  
**Cc:** Larry Shelton  
**Subject:** List of houses subject to GRAMA request

Ms. Lew,

The following is a list of houses that I am requesting survey information on:

664 E. 600 S.  
700 E. 630 S.  
614 E. 600 S.  
700 E. 632 S.  
658 E. 600 S.  
?634 S. Ely St.  
634 S. 700 E.  
652 E. 600 S.  
636 E. Sego St.

These are the addresses as listed on the survey map page A-4. {Note the ?634 S. Ely Street address.}

Thank you for arranging a time to meet with me. In our last conversation I believe you indicated the 20th of September at 11:30 am.

I had previously noted on my calendar the meeting was to be Thursday, September 19 at 11:30 am. Either day is fine with me. Would you please confirm the date and time.

Respectfully,

Douglas F. White  
Attorney at Law

SK Hart Management, LC  
630 East South Temple Street  
Salt Lake City, Utah 84102

Telephone: 801-321-7725  
Mobile : 801-819-3606  
Fax : 801-321-7730

Janice  
Survey.

Golden & Harriet LLC  
Kalmar Robbins, manager  
3730 Millstream Drive  
Salt Lake City, Utah 84109  
Ph. 801-277-6605

September 17, 2013

Salt Lake City Planning Division  
Salt Lake City Historical Landmark Commission Attn: Janice Lew  
P.O. Box 145480  
451 S. State Street Room 406  
Salt Lake City, Utah 84114-5480

Re: Historical district running just south of South Temple between 500 East to 700 East to 900 South and meeting held on September 5, 2013.

Dear Commission:


This is a follow up to my public remarks made at that public meeting held on September 5, 2013. We own a property located at 664-666 East 600 South. This is a duplex which was built with basement windows above ground and then a home being moved on top of that basement from another location to form an up and down duplex.

First, we have had a parking lot surrounding this property on two sides since Trolley Square was made into a retail center some 30 years ago or more. Second, since it was built in the 1950's and due to the situation of up level being moved from another area, we feel it should not be included in a historical district. The City created a commercial parking lot more than 30 years ago and by the City's actions indicated it was not historical by that decision. We feel the city is bound by that decision.

If a developer were to place apartments or condo above the parking it could increase the housing stock in the city and increase the viability of Trolley Square, which is a source of revenue through sales tax and property tax.

It is important to consider these facts in making a determination of what is now the best suited use for this property.

Sincerely yours,

  
W. Kalmar Robbins, manager



Wilson Kalmar Robbins Trust  
W. Kalmar Robbins, trustee  
3730 Millstream Drive  
Salt Lake City, Utah 84109  
Ph. 801-277-6605

September 17, 2013

Salt Lake City Planning Division  
Salt Lake City Historic Landmark Commission Attn: Janice Lew  
P.O. Box 145480  
451 S. State Street Room 406  
Salt Lake City, Utah 84114-5480

Re: Historical district running just south of South Temple between 500 East to 700 East to 900 South and meeting held on September 5, 2013 regarding reconnaissance survey of properties.

Dear Commission:

This is a follow up to my public remarks made at that public meeting held on September 5, 2013. The trust owns a property at 605 East 400 South, Salt Lake City, Utah 84111. The part of the block facing 400 South between 500 East and 700 East has all become commercial as well as the full block between 400 South to 500 South between 500 East to 700 East. Also the Trolley Square block and the south side of 600 South where the Trolley Square parking has existed for many years should be removed from the historical district because the one or two historical home are already on the national historical register and can be protected by that designation and the city's designation as well.

This idea was proposed by the individual and firm doing the reconnaissance level survey and it made a great deal of sense to remove that area from the historical district.

I am giving my support to that concept.

Sincerely yours,



W. Kalmar Robbins, trustee