

AMENDED SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Thursday, July 16, 2015 at 5:30 pm

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

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

Approval of the Minutes from June 4, 2015

Report of the Chair and Vice Chair

Director's Report

Public Comments - The Commission will hear public comments not pertaining to items listed on the agenda.

ISSUES ONLY HEARING

Kensington Apartments Site at approximately 180 N Main Street, 36 East 200 North and 48 East 200 North –

CRSA Architects, on behalf of owner Garbett Homes, is requesting approval to relocate one contributing building and one City landmark building, to demolish the existing parking garage structure, to construct a new parking garage and to construct a new apartment building in the Capitol Hill Historic District. A landmark building (J. Golden Kimball House) and a contributing building (Moroni H. Kimball House) would be physically moved south during phased construction of the new parking garage, then relocated back to or close to their current positions on top of the new parking garage upon its completion. The existing parking garage structure provides the majority of the parking for the Kensington Apartment buildings which occupy the rest of this site to the west. The site is zoned RMF-75 (High Density Multi-Family Residential District), within the H Historic Preservation Overlay in the Capitol Hill local historic district and is located in City Council District 3, represented by Stan Penfold. These applications involve relocation of historic resources and new construction in a local historic district and must be reviewed by the Historic Landmark Commission. At this initial stage of review, this will be an Issues Only Public Hearing to evaluate key issues raised by the proposals. No applications will be approved or denied at this meeting. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)

- a. **Relocation of J Golden Kimball House, 36 E 200 N** – This is a contributing building within the Capitol Hill Historic District and is identified as a City Landmark Building on the Salt Lake City Register of Cultural Resources. Proposals would move this building during construction and relocate it close to its current location. Case Number **PLNHLC2015-00247**.
- b. **Relocation of Moroni H Kimball House, 48 E 200 N** – This is a contributing building in the Capitol Hill Historic District. Proposals would move this building during construction and relocate it back to its current location. Case Number **PLNHLC2015-00248**.
- c. **Demolition of Existing Parking Garage, Kensington Apartments** – This is an accessory structure and is identified as a contributing building in the Capitol Hill Historic District. Proposals would demolish this building and replace it with a new parking garage. Case Number **PLNHLC2015-00249**.
- d. **New Construction of Parking Garage and Apartment Building** – The proposal is to construct a new parking garage with 91 stalls on five levels, and a new 32 unit apartment building on three and two floors above and behind the proposed new parking garage. Case Number **PLNHLC2015-00250**.
- e. **Special Exceptions** – In order to construct the new parking garage, special exception approvals are sought for encroachments into required setbacks at the southeast corner, reflecting the existing setbacks established by existing structures in the new construction proposals. Case Number **PLNHLC2015-00251**.

PUBLIC HEARING(S)

Administrative Matter(s)

1. **Contributing Status and Major Alterations at approximately 1030 E 2nd Avenue** – Dave Richards, the architect representing the property owner, is requesting approval for Major Alterations to the front facade of a commercial building located at the above listed address in the Avenues Historic District. The property is listed as a contributing building in the 2007 Avenues Reconnaissance Level Survey and 2013 supplement. The applicant is requesting:
 - a. That the Historic Landmark Commission re-evaluate the contributing status of the building and change the status to non-contributing.
 - b. Consideration of alterations to the front facade based on the Commission's determination of

contributing status. The request includes covering the existing brick wall surfaces with sandstone panels, replacement of the fascia, replacement of all existing storefront windows, replacement of the storefront entry door and new sandstone entry columns.

The building is located in the CN (Neighborhood Commercial) zoning district, in City Council District 3, represented by Stan Penfold. Depending on the Commission's decision regarding the contributing status of this building, this type of request must be reviewed as a Major Alteration. (Staff contact: Amy Thompson, (801) 535-7281, or amy.thompson@slcgov.com). Case Number PLNHLC2015-00305

Legislative Matter(s)

2. **Request to reduce the boundaries of a City Landmark Site (Malcolm and Elizabeth Keyser House) at approximately 381 E. 11th Avenue** – Larry Perkins is requesting approval from the City to alter the boundaries of a Landmark Site. This would require a zoning map amendment and the City Council is the final decision making body. The applicant proposes to subdivide part of the property in order to create a new buildable lot in the north-east portion of the current property. Currently, the site contains a single family building, the Malcolm and Elizabeth Keyser House and its associated grounds. The proposed new lot would be approximately 7,200 square feet in size. The existing property is zoned SR-1A (Special Development Pattern Residential District) and is approximately 0.78 acres (33,977 Square feet) in size. The entire property is a City Landmark site and is listed on the National Register of Historic Places. The subject property is located within Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for a recommendation to the City Council. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com). Case Number PLNHLC2015-00403
 - a. **Amendment to the Zoning Map** – An amendment to the zoning map is required to remove this portion of the site from the H-Historic Preservation Overlay District. The HLC is being asked to make a recommendation to the Planning Commission and City Council about the proposed change in accordance with 21A.34.020 D – The Adjustment or Expansion of Boundaries of an H Historic Preservation Overlay District and the Revocation of the Designation of a Landmark Site.
 - b. **Major Alteration of a Historic Landmark Site** – Subdividing the property would alter the established property boundary. Altering the boundaries of a Landmark Site is considered a Major Alteration. The Historic Landmark Commission may approve a Major Alteration. The applicant will be required to follow the Subdivision process for creation and recordation of the new lot conditioned upon City Council approving the Zoning Map Amendment.

The next regular meeting of the Commission is scheduled for Thursday, August 6, 2015.

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-meetings> 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.*

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.