

**Salt Lake City Planning Division**  
**Record of Decisions by the Historic Landmark Commission**  
**July 16, 2015**  
**City & County Building**  
**451 South State Street, Room 326**

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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](mailto:amy.thompson@slcgov.com)). Case Number PLNHLC2015-00305

**Decision: Contributing status confirmed, Partial Approval of Minor Alterations**

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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](mailto: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.

**Decision: Major alteration – Denied, A negative recommendation amending the zoning map was forwarded to the Planning Commission and the City Council**

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Dated at Salt Lake City, Utah this 17th day of July, 2015  
Michelle Moeller, Administrative Secretary