

From: [Cody Derrick](#)
To: [Leith, Carl](#)
Cc: kitchenforcouncil@gmail.com
Subject: Voicing my strong opinion in opposition of the construction of the apartment building on South Temple
Date: Thursday, April 07, 2016 2:20:12 PM

Hi Carl,

I just left Derek a voicemail voicing my opinion--both as a home owner and business owner on South Temple--on just how horrific I feel the proposed building is on South Temple and 455 E. I'll explain quickly.

In context of the historic structures that surround it, the building will not simply stick out like the proverbial sore thumb in our community...it will serve as the broken thumb on an otherwise gorgeous, historically rich street in our city. If the quality of the Ronald McDonald House (done by the same architect, and an aesthetically unwelcome addition to the area) speaks at all to the quality of this potential upcoming project, I feel confident that it will add very little to this hallowed ground in terms of respect or architectural significance. South Temple is as unique as it is beautiful, and prior to those recent builds that have slipped through the cracks, it has served as testament to our city's rich history and architectural savvy. Should this new project happen, I feel confident that it is where those walking, architectural tours of South Temple will come to a halt...out of embarrassment for what we, as a city, have allowed to happen.

<http://cityhomecollective.com/author/cody/>

Cody Derrick | Real Estate



C: 801.913.6260, **O:** 801.718.5555

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From: [Charles Stormont](#)
To: [Shepard, Nora](#); [Leith, Carl](#)
Subject: Comment regarding project at 454-466 South Temple
Date: Thursday, April 07, 2016 2:14:10 PM

Dear Nora and Carl,

I understand that the Historic Landmark Commission will be meeting tonight, and will consider a proposal for a project at 454-466 South Temple. I am a resident of the historic Avenues, and wanted to voice my support for the project. I live at 1029 1st Avenue (between Q and R Streets), and work at 525 East 100 South, which is just around the corner from the proposed project.

I have lived in the Avenues since I moved to Salt Lake City 10 years ago, and the project location has sat vacant during all of that time, usually as an overgrown eyesore. When I heard that an apartment project was proposed, I was grateful someone would be willing to invest in the area to bring additional population. As you know, the retail complex across the street has been the location of several short-term restaurants that come and go, likely because there just isn't enough population to support them.

I understand that there are some in the area who are lobbying for a neighborhood commercial center at this location, but I think such a development would be premature. The apartment project that is currently proposed will actually serve an important base function to facilitate the revitalization of South Temple as a grand boulevard, so that a future commercial center can be successful. Until we have a critical mass of people in the area, however, that commercial development will never take place. Should Salt Lake City "jump the gun" and push for more commercial before there are enough people in the area to support it, we not only risk losing development of something that has been an eyesore for as long as I can remember, but we risk hurting those established favorites of the area that are able to survive on the population we currently have. In other words, if we go too commercial too fast, we risk hurting local favorites like Saffron Valley, Avenues Bistro, Avenues Proper, Cucina Deli, Oasis Cafe, and others.

And while I appreciate that the area is designated as an historic district, the proposed design I have reviewed on the City's website would be a tremendous complement to the eclectic architecture that exists in the immediate area from a variety of different time periods.

I apologize that I will not be able to attend the meeting this evening, which unfortunately conflicts with the Jewish Community Center's fundraiser. If you would be willing to share my comments with the Commission, I would very much appreciate it. Thank you.

Regards, Charles

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Charles A. Stormont
Stormont Billings PLLC
525 East 100 South, Suite 275B
Salt Lake City, UT 84102
charles@stormontbillings.com
801.810.7049

From: [Spencer Denison](#)
To: Jackiebiskupski@gmail.com; [Leith, Carl](#); [Oktay, Michaela](#); Kerek.kitchen@slcgov.com; [Mayor](#); [Kitchen, Derek](#)
Subject: Project 454-466 South Temple
Date: Thursday, April 07, 2016 1:32:52 PM

To Mayor Biskupski/City Council

et al.

My name is Spencer J. Denison and I am currently living in Sugar House and I wanted to comment on the design proposed for South Temple.

It seems completely out of character for a modern building with 2' brick veneer and stucco be allowed on Historic South Temple. South Temple is one of the finest historic streets in Utah full of an architectural heritage that is recognized throughout the United States. We are all familiar with the stated purpose of the HLC and I quote from their website. "The purpose of design review is to ensure changes and new construction are compatible with the site's historic architecture, and to help property owners retain the most significant, or "character-defining" elements of a property. Design and demolition reviews also promote neighborhood stability in historic districts, since current and prospective property owners know that the distinctive architectural features of a particular neighborhood are protected over time." <http://www.slcgov.com/historic-preservation/historic-preservation-districts-landmarks>

If this is indeed the mission statement for the HLC and the stated purpose and mission for creating historic districts how can the city council allow a building that does not meet that criteria with "character defining" elements of historic South Temple and "compatibility" with the "site's historic architecture".

Please support the HLC's mission by rejecting any design proposals that are inconsistent with their purpose like the current proposal from Garbett homes.

Thank you for your consideration.

Spencer Denison
1300 east Atkin Ave
SLC UT, 84106
801-835-5978