

**Salt Lake City Planning Division**  
**Record of Decisions by the Historic Landmark Commission**  
**January 7, 2015**  
**City & County Building**  
**451 South State Street, Room 326**

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1. **New Apartment Building at approximately 454-466 E. South Temple** - A request by Chris Huntsman, CRSA, on behalf of owner Garbett Homes, for a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The property is currently vacant. The proposed development would be approximately six stories and include 5,000 SF of commercial space, 166 apartment units and provision for parking 212 vehicles. The site is zoned R-MU (Residential/Mixed Use) and is located in the South Temple Local Historic District and City Council District 4, represented by Derek Kitchen. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)
- a. **New Construction** - In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00930.
  - b. **Special Exception** - In order to construct the proposed development, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction to the encroachment, the applicant is seeking a special exception for approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2015-00931

**Decision: Denied**

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2. **Erbin Hall Chimney Removal at approximately 205 E 1st Avenue** - A request by Brian McCarthy, architect, for a Certificate of Appropriateness for the removal of two (2) original brick chimneys at the above listed address. Currently the building is used by the Madeleine Choir School and the property is zoned I-Institutional. This type of property must reviewed by the Historic Landmark Commission. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case number PLNHLC2015-00815

**Decision: Denied**

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3. **New Rear Addition to Single Family Residence at approximately 683 6<sup>th</sup> Avenue** - Ken Pollard, on behalf of owner James Williamson, is requesting approval of a two story addition to the rear of the existing house. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face onto J Street. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for proposed setbacks and height. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)
- a. **Proposed Addition** - The proposed addition is situated to the rear of this original dwelling on a corner lot, and faces onto J Street. Case Number PLNHLC2015-00586
  - b. **Special Exceptions** - Special exception approval is sought for an inline addition which continues the existing side yard setback lines exceeding the interior side yard by 2'6", and exceeding the maximum roof height by 4'6", and to provide parking space for one car in the side yard. Case Number PLNHLC2015-00587

**Decision: Tabled to a future meeting.**

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4. **New Construction at approximately 279 North J Street** - A request by Jeseca Cleary and Campbell Dosch, property owners and developers, for a Certificate of Appropriateness for new construction of a single-family residence at the above address in Avenues Historic District. The subject property is currently vacant. The property is in the SR-1A (Special Development Pattern) zoning district, located in City Council District 3, represented by Stan Penfold. This application must be reviewed by the Historic Landmark Commission because it is for new construction in a local historic district. (Staff contact: Anthony Riederer, (801)535-7625, or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com).) Case number PLNHLC2015-00845

**Decision: Tabled to a future meeting.**

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5. **Henderson Deck, Stair & Door Minor Alteration at approximately 674 N. 200 West** - A request by Pete Henderson, property owner, to remove a stairway & deck structure that has been built into the required side yard without a Certificate of Appropriateness nor building permit, and install a new stairway and deck has been redesigned to meet zoning requirements. The property is located at the above listed address, is zoned SR-1A (Special Development Pattern Residential District), and in City Council District 3, represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com).) Case number PLNHLC2015-00577

**Decision: Denied**

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6. **Contributing Status of Building at approximately 35 S 900 E** - This site is included in the South Temple Historic District, but no formal determination has been made as to the contributing status of the structure on site. Staff will present findings relative to contributory status for consideration by the commission. The property is currently zoned RMF-35 Residential Multi-Family and is located within Council District 4, represented by Council Member Derek Kitchen. (Staff contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com).)

**Decision: Approved**

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7. **Utah Division of State History Request for Comment** - A request by the Utah Division of State History for comment from the Historic Landmark Commission for the removal of Hotel Albert from the National Register of Historic Places, due to its recent demolition. Hotel Albert (Arrowpress) was located at approximately 121 S. West Temple. The subject property is within Council District 4, represented by City Council member Derek Kitchen. (Staff contact: (801)-535-7930 or [kelsey.Lindquist@slcgov.com](mailto:kelsey.Lindquist@slcgov.com).)

**Decision: A favorable recommendation was forwarded to the Board of State History**

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8. **University Reconnaissance Level Survey Update** - Salt Lake City has engaged Beatrice Lufkin to evaluate the buildings in the University Historic District and the Historic Landmark Commission will consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to University Street. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))

**Decision: Approved**

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9. **Yalecrest-Harvard Heights Local Historic District** - A request to create a new local historic district known as Yalecrest-Harvard Heights. The proposed boundaries of the Yalecrest-Harvard Heights Local Historic District are generally along the north and south sides of Harvard Avenue from 1300 East to 1500 East except homes within the Yalecrest-Normandie Heights Local Historic District. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Michael Maloy at (801) 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).) Case number PLNHLC2015-00032.

**Decision: A positive recommendation to the City Council, Approved - updates to the 2005 Reconnaissance Level Survey**

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Dated at Salt Lake City, Utah this 8th day of January, 2016  
Michelle Moeller, Administrative Secretary