

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
February 4, 2016
City & County Building
451 South State Street, Room 326

1. **Window and Siding Replacement at approximately 1337 E 500 South** - Kurt and Noreen Nelson are requesting approval for the replacement of the windows and the installation of hardy board siding on the subject home. The home is located at approximately 1337 E. 500 S. in the University Historic District. The property is currently under enforcement, as the windows and siding have already been replaced. The subject property is zoned RMF-30 (Low Density Multi-Family Residential District) and is located within Council District 4, represented by City Council Elect. The staff contact Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com.) Case Number **PLNHLC2015-00910**

Decision: Tabled to a Future Meeting

2. **Yalecrest-Hillside Park Local Historic District** - A request to create a new local historic district known as Yalecrest-Hillside Park. The proposed boundaries of the Yalecrest-Hillside Park Local Historic District is located approximately between 1700 East and 1800 East on Laird Avenue, Cornell Circle and 1300 South. As part of this request, the Historic Landmark Commission will also review the Yalecrest 2005 Reconnaissance Level Survey to consider recommendations to update the survey for the homes in the proposed 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: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com) Case Number **PLNHLC2015-00697**

Decision: A Positive Recommendation was forwarded to City Council for the Local Historic District. Approved the Survey updates

3. **New Rear Addition to Single Family Residence at approximately 638 6th 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, height and lot coverage. (Staff contact: Carl Leith, (801) 535-7758 or 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 current side yard facade lines exceeding the interior side yard by 2’6”, the corner side yard by 2’6” (projecting bay window) and the rear yard setback line by 2’2”, and the maximum wall height at the SE corner by 13’. Case Number **PLNHLC2015-00587**

Decision: Tabled to a future meeting.

4. **New Apartment Building at approximately 454-466 E. South Temple** - Chris Huntsman, CRSA Architects, on behalf of owner Garbett Homes, is requesting 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 5,515 SF of commercial space, 166 apartment units and provision for parking 208 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)
 - 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 PLNHLC2016-00029
 - b. **Special Exception Approval** - 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 with the encroachment, the applicant is seeking a special exception for approximately 7 ft in additional building height for the south façade of the building. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2016-00027

Decision: Denied

Dated at Salt Lake City, Utah this 5th day of February, 2016
Michelle Moeller, Administrative Secretary