

From: [Brad Houston](#)
To: [Leith, Carl](#)
Subject: Proposed Project for 454-466 South Temple
Date: Thursday, February 04, 2016 10:53:55 AM

Dear Mr. Leith,

Would you please deliver the following letter to members of the Historic Landmark Commission.

Thank You

Dear Historic Landmark Commission Members,

I wanted to write and express my concerns about the project proposed for 454-466 South Temple. As a property owner on South Temple and an architectural and urban design professional, I feel that the project is inappropriate in **both it's size and design**. **Aesthetically, the proposal does not fit with the historic street character and the new building will be a distraction. We have lost so many of our city's beautiful structures along this most important street. It is important that we carefully evaluate all new proposals to insure that the mistakes of the past few years are not repeated. South Temple is in danger of loosing it's historic look and feel. I love South Temple and want to insure that future development respects the grand history of this historic boulevard.**

I sincerely believe that recent developments along this important street have not been commensurate with it's designation as one of the *"10 Great Streets in America for its historic residential design and craftsmanship"*. I believe that what occurs on the proposed site has the potential to begin to set a new standard for how things should be done and to begin to restore South Temple to grand boulevard it once was.

Please work with us to insure that the design that is constructed on this property continues the rich architectural tradition of this most important part of our city's history. I ask that you please vote no on the proposed project before you. Let us work together in creating a new vision for what is possible!

I appreciate your consideration of the resident views,

Bradford Houston

The Historic Maryland

839 E. South Temple #302

Salt Lake City, Utah 84102

From: [Colby Rollins](#)
To: [Leith, Carl](#)
Subject: RE: Harrison Apartments project
Date: Thursday, February 04, 2016 8:01:21 AM

Mr. Leith – SLC Landmarks,

I am sending this email in support of allowing the Hardison Apartments project. I office out of the Keith Brown Mansion about 100 yards to the North east of the subject property. I look out my window at that property daily. I have look at the conceptual design of the project and think it will add to the feel of the area. I would expect that the project would have to meet the standards set by the city and under those conditions approval should be granted.

Best,

Colby Rollins
AMERICAN INVESTMENT COMPANY
529 East South Temple
Salt Lake City, UT 84102
801-521-1003 (office)
801-310-3766 (cell)
801-521-1027 (fax)

Derek Kitchen
Council Member-District Four
801-674-6141
derek.kitchen@slcgov.com

SALT LAKE CITY CORPORATION
OFFICE OF THE CITY COUNCIL

January 29, 2016

Dear Historic Landmark Commission Members,

I am writing in reference to the proposed development at 454-466 South Temple. I have received much feedback from residents and businesses in the neighborhood, and the sentiment expressed by community members is that 170 rentals seems inappropriate for this location. Some are calling this development "edgy, contemporary architecture." South Temple is our City's grand boulevard. We have lost many beautiful structures along this corridor over the years. There's a general fear from the community that we are missing an opportunity to add to this historic corridor. A design that does not aesthetically fit well with this historic street will serve as a distraction from our built history.

For as happy as I am to think about this vacant property being developed, I am aware that the current trend in our rental construction is one of cheap materials and poor design. I love South Temple, or Brigham Street as it is sometimes called, and want to see any future development respect the grand history of this historic boulevard. When someone builds a structure that is iconic and enhances a neighborhood, other developers will notice and hopefully follow these new expectations. As a City, we ought to ensure that our growth within historical neighborhoods meet the level of quality with surrounding structures. South Temple is our opportunity to lead the way.

Sincerely,



Derek Kitchen
City Council Member, District 4

DK/lS

Cc: Jackie Biskuspki, Patrick Leary, David Litvack, Mary DeLaMare-Schaefer, Nora Shepard.

From: [joan.clissold](#)
To: [Leith, Carl](#); derekkitchen@slcgov.com
Subject: Proposed building on South Temple and Fifth East
Date: Wednesday, February 03, 2016 9:36:04 PM

Dear Mr. Leith,

I received information on the proposed development on South Temple and Fifth East at my Avenues Community Council meeting tonight. To say I was stunned when I saw the renderings would be an understatement.

I have lived on the Avenues for many years and am aware of the efforts that other builders have been required to make in order to maintain the integrity of historic South Temple. It is true that some buildings were taken down when they might have been preserved and a few have been built in a style that clearly stand out as detractions to the general historic theme of the street.

Therefore, I send a strong voice in opposition to this proposal. It is clear that the architects have made no attempt to address the historical aspect of the street. Instead, it is a "cookie cutter" design that we see elsewhere in our city which would not enhance South Temple.

It has already been denied twice. Please do not let this plan pass or we will all live to regret it.

Sincerely,

Joan Okelberry Clissold

From: [Stephen Holding](#)
To: [Leith, Carl](#)
Subject: Hardison Apartments
Date: Thursday, February 04, 2016 11:15:33 AM

Carl Leith
Senior Planner
Salt Lake City Planning Division, Community & Economic Development
Via Email. (carl.leith@slcgov.com)

Dear Mr. Leith,

I am writing in favor of approval of the most recent plan for the Hardison Apartments on the corner 5th East and South Temple.

My office is in the Governors Plaza building at 550 East South Temple. The vacant lot in question has been an eye sore to our area for many years. I have looked at the renderings of the apartment building proposed by Garbett Homes and find it perfectly acceptable. It will certainly be a significant improvement over the current situation and help bring both esthetic and economic vitality to our neighborhood.

Thank you for your consideration.

Sincerely,

Stephen Holding
Sinclair Oil Corporation

February 3, 2016

Carl O. Leith
Sr. Historical Preservation Planner
By email: Carl.leith@slcgov.com

Re: Hardison Apartments

Dear Mr. Leith:

AlSCO Inc.'s head offices are across South Temple Street from the proposed Garbett Homes project on the corner of Fifth East and South Temple. From my office I look directly out on the vacant lot. It has been in need of improvement for most of my working life.

I have seen a concept drawing for the proposed apartments. I think there will be approximately one hundred and sixty units in the building, underground parking, and some retail space on South Temple. I think the project will be an improvement to the neighborhood. I realize I am just one point of view, but it is a close by view, and I have no objections to the proposed project.

Sincerely,



Robert C. Steiner
Co-President

From: [Kevin Holman](#)
To: [Leith, Carl](#); [jackiebiskupski@gmail.com](#); [Kitchen, Derek](#); [Charles Shepherd](#); [robert@umca.com](#)
Cc: [Kirk Huffaker](#); [Scott Anderson](#); [benjamin.phillips@gmail.com](#); [rubymt@aol.com](#); [eleewhite@gmail.com](#); [lshelton@skhart.com](#); [lfcacctg@xmission.com](#); [swhansen@frcigroup.com](#); [jamben@comcast.net](#); [bonnie@phillips-gallery.com](#); [akarsteiner@aol.com](#); [tina@mccunemansion.com](#); [Toni Hoge](#)
Subject: 500 East South Temple
Date: Thursday, February 04, 2016 1:39:18 PM

Dear Historic Landmark Commission Members,

I am writing in reference to the proposed development at 454-466 South Temple, as a plea to you as a commission to be the gate keepers that you have been charged to be. This is a significant piece of property on one of the most important streets in our city. My plea is that you protect the integrity of the great architecture that you have been entrusted to watch over, as well as guide new development to an appropriate aesthetic fit in this historic corridor. Please respect the history of this grand boulevard. Please raise the bar for developers to propose projects that will be good neighbors to our historic past. Please change the design of this building to match the grandeur of the street on which it will reside. Please vote no on the proposed project before you.

I, as well as many other residents and business owners in the neighborhood, feel that what is proposed is inappropriate both in size as well as design. This apartment proposal has acted as a catalyst for the formation of a group of concerned residents who have been disappointed by the gradual decline in quality of recent projects on South Temple. We have lost so many of our city's beautiful structures along this most important street. We don't believe that recent development has been commensurate with a street that has been voted one of the "10 Great Streets in America for its historic residential design and craftsmanship". We believe that what occurs on the proposed site has the potential to begin to set a new standard for how things should be done in this important and historically significant area of our city and to begin to restore South Temple to grand boulevard it once was.

I love South Temple and want to ensure that future development respects the grand history of this historic boulevard. I really appreciated Kirk Huffaker's comments at the last Historic Landmark's meeting. "The current proposal represents a missed opportunity in shaping the future of what happens on South Temple". All the beautiful residences, the Kearns Mansion, the Cathedral of the Madeleine, the Devereaux Mansion, the Masonic Temple, the Alta Club and the Bransford Apartments to name a few, are buildings that represent the finest work of Utah's most prominent architects. They should be used as precedent for all projects proposed on South Temple.

I am grateful that the commission did not fold under the pressure of a big developer. It is important that we carefully evaluate all new proposals to ensure that the mistakes of the past few years are not perpetuated. You only need to look at the new addition to the Ronald

McDonald house as an example of good intentions with poor application. It is a very weak attempt of the type of architecture that should be on South Temple. What makes it worse is that this building sits at the very important terminus of 9th East further lending to its prominence and importance. We as residents of the city get to look at the glaring mistakes; i.e. poorly proportioned and incorrectly located columns, unsupported arches, cheap materials and inappropriate windows just to list a few. Raw concrete, stucco, metal, and vinyl windows are not materials for a designated historic district nor for the "grand boulevard" of our city. We do not believe the projects of recent years should be looked to as precedent as they have continually fallen short both in design and materiality for this most important part of our city's history.

The Hardison proposal sits at another important terminus of E Street. We believe it is important to take the time to get the design right. A project of this size and magnitude will certainly be there for as long as you and I are alive. At the last Historic Landmark meeting, those of us that expressed sincere reservations about the project were not there to kill it but to ask legitimate questions about the design in an attempt to have an open dialogue and hopefully a positive influence on what was built.

As concerned residents who love Salt Lake and South Temple, we want to make our voices heard on these types of projects both now and in the future. Salt Lake is at a great time of growth and development. It is an exciting time, but it is also a critical time with even more pressure on the importance of the decisions that are being made. We will be shaping how our city will look for centuries. Our group of concerned residents believe it is important to be involved in these decisions and to have a vision of what we want our city to be. We hope to play an active role in shaping the city and lending support to you as a committee by not forcing you to stand alone against projects that don't quite hit the mark. We also want to stand behind and lend support to those projects that strive to establish a new standard for design and direction for our cities grand streets and neighborhoods. I hope that together we can begin to shape a new vision for what is possible.

Respectfully,

Kevin Holman, IIDA

Director, Temple Design - Temple Department

The Church of Jesus Christ of Latter-Day Saints

50 E. North Temple St. 4th Floor

Salt Lake City, UT 84150

[\(801\) 718-5852](tel:(801)718-5852)

HolmanKG@ldschurch.org

kevin.holman633@gmail.com

633 18th Ave.

SLC UT 84103

From: [Jennifer Thorley](#)
To: [Leith, Carl](#); [Kitchen, Derek](#); jackiebiskupski@gmail.com
Subject: Hardison Apartments: South Temple
Date: Thursday, February 04, 2016 10:40:43 AM

I oppose the proposed Hardison Apartment project. Thanks to the Historic Landmark Commission for its denial of this project which is contrary to and will diminish the character and beauty of South Temple. As a home owner and resident of this unique neighborhood I oppose the proposed Hardison Apartment complex as incompatible with a grand and historic boulevard.
Thank you.

Jennifer Thorley

S.K. HART MANAGEMENT, LC

February 4, 2016

Carl Leith
Senior Planner
Salt Lake City Planning Department
451 State Street
Salt Lake City, Utah 84111

RE: Hardison Apartment Development

Dear Madams and Sirs:

Several years ago when I decided to move my corporate headquarters from downtown Salt Lake City, I spent an extraordinary amount of time searching the entire city for just the perfect location for our new building. I investigated and considered several worthy sites.

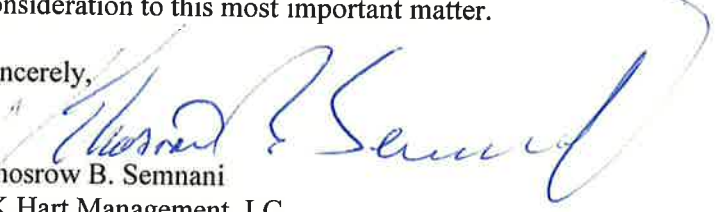
I decided, after consulting with my architects, to purchase and totally remodel a building, inside and outside, at 630 East South Temple under the auspices of the Historic Landmark Commission. It was not an easy project. I spent a great deal of time and money getting the architecture complementary with the historical character of the neighborhood. I am very proud of our corporate office and have received numerous accolades from many of our prestigious clients about its beauty and historical appeal.

I am acutely aware of the proposed Hardison development just a block away from my new corporate headquarters. Over the past several months Mr. Garbett has made personal visits to my office to inform me of his intentions, review his designs and seek my input into the nature and architecture of his building. I greatly appreciated his willingness to share his innovative ideas and still keep his design energy efficient and traditional enough to be embedded into this historical area. I know the challenges. This is not an easy task.

It is my opinion that the Hardison development will immensely enhance the local neighborhood and the community as a whole. I am certain that his attention to detail and design will impress even the most ardent critic. I am looking forward to turning this long time empty lot into some of Salt Lake City's finest downtown living residences.

Please do not hesitate to personally contact me for further discussion. Thank you for your consideration to this most important matter.

Sincerely,


Khosrow B. Semnani
SK Hart Management, LC

Douglas F. White
Douglas F. White
General Counsel

ZIONS BANK[®]

Office of the President

February 4, 2016

Delivered via email to: carl.leith@slcgov.com

Dear Carl:

I am writing to express my support for the Hardison Apartments project on South Temple in Salt Lake City.

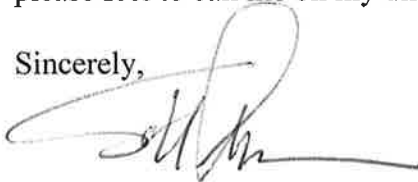
As a long-time resident of the Avenues neighborhood, I travel on South Temple every day and I am thrilled about this project. Additionally, Zions Bank has an office directly across South Temple to the north from the Hardison Apartments site. I have had an opportunity to review the plans/designs for the project and I am very impressed with the building's design, which I believe will complement this historic area of Salt Lake City in a magnificent way. I am equally excited about the significant improvement this mixed-use development project will bring to the area compared to the current vacant land.

I have had the privilege of working with Garbett Homes on a variety of projects in the past and I have a tremendous respect for the quality of their work and their concern for both the community and the environment. My experience with Garbett Homes has been that they do a wonderful job of balancing the needs of their residents, the community and the environment by producing a product of the highest quality and energy efficiency.

Representing both my personal interests as a long-time resident, as well as my professional interests as notable South Temple business, I am very supportive of the Hardison Apartments project with its current design.

If I can answer any questions for you, or if you would like any additional feedback from me, please feel to call me on my direct line at 801-844-7170 or reply to this email.

Sincerely,



Scott Anderson

Derek Kitchen
Council Member-District Four
801-674-6141
derek.kitchen@slcgov.com

SALT LAKE CITY CORPORATION
OFFICE OF THE CITY COUNCIL

February 4, 2016

Dear Historic Landmark Commissioners,

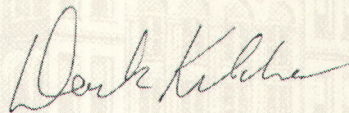
This afternoon I had the opportunity to meet with the developer of the Hardison Apartment project at 454-466 E South Temple.

As my previous letter dated January 28, 2016 mentioned, I had concerns with regard to the historic district along South Temple. My concerns about this project not meeting historic standards were addressed after learning about the high quality brick and hard stucco material which gives this project a contemporary look. I believe this development will fit the urban fabric and historic character along South Temple given these quality designs and materials.

I previously expressed my fear the design would be out of character. After seeing the most recent renderings today, my fear is alleviated and I feel confident this would be an appropriate addition to South Temple. I also feel this project meets criteria upon which the Historic Landmark Commission will be basing their decision.

Thank you for your service to the City and for carefully considering this project.

Sincerely,



Derek Kitchen
City Council Member, District 4

DK/lis

Cc: Jackie Biskuspki, Patrick Leary, David Litvack, Mary DeLaMare-Schaefer, Nora Shepard.

February 4, 2016

Historical Landmarks Commission
Salt Lake City Planning Division
451 S. State Street
Salt Lake City, Utah 84111

Re: New Apartment Building - 454-466 E South Temple

Dear Commission Members,

As a 35-year resident of Salt Lake City's downtown historic districts who has owned and rehabilitated historic properties, I highly value the grandeur and the unique character and history of South Temple Street. I care about what happens there.

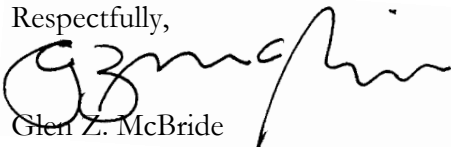
I am writing in support of the proposed new apartment building at 454-466 E. South Temple.

I appreciate the proposed mixed use of the property. This balance of commercial and residential, with a major emphasis on residential, adds a somewhat unique and welcome dimension to South Temple Street.

I appreciate the contemporary design which acknowledges the eclectic architectural styles of the district with subtle references to its historical context; it's a worthy balance of differentiation and compatibility. The proposed design evidences a creative, thoughtful, and comprehensive process which addressed the important design considerations for building in an historic district.

I believe the proposed project would be an enhancement to the South Temple Historic District.

Respectfully,



Glen Z. McBride

From: [Genevieve Atwood](#)
To: [Leith, Carl](#)
Subject: 500 East South Temple ...
Date: Thursday, February 04, 2016 5:48:07 PM

To Carl Leith and members of Landmarks commission... I sent this but did not include my address etc.

Genevieve Atwood, 30 U Street, Salt Lake City, UT 84103

Please consider the view walking or driving south from 11th Ave to South Temple on E Street and deny the petition based on Standard 1D- The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape. · The proposed structure will loom large and may change the sense of place of the Lower Avenues. Viewsheds from, for example 5th Ave, 3rd Ave, and 1st Ave along E Street have not been presented in ways that allow neighborhood input.

From: [Trevor Woods](#)
To: [Leith, Carl](#); jackiebiskupski@gmail.com; [Kitchen, Derek](#)
Subject: Harrison Apartments - Landmarks Commission Hearing on Proposed Apartments
Date: Thursday, February 04, 2016 9:55:59 PM

Hey there.

I was unable to attend the hearing tonight, so an email was necessary.

Salt Lake City doesn't need more modern monstrosities with no humanistic architectural value. These apartments will dwarf the historic Piccadilly apartments, which actually contribute to the beauty of our great city. 400 South is already ruined beyond repair, and with new buildings like the Lotus Apartments across the street from the Cathedral of the Madeleine (an architectural middle finger to the Cathedral, the beautiful apartment building next door, and the rest of the beautiful buildings on South Temple), it appears that South Temple might be headed in the same direction.

PLEASE Say No.

Tell the Architect to go back to the drawing board.

At the very least, some sort of facade design that won't cost much more for the developer needs to be considered. This building will be regretted in the not-so-distant future!

<http://www.slcdocs.com/Planning/HLC/2016/29.pdf>

From: [Bonnie Phillips](#)
To: [Genevieve Atwood](#); [Leith, Carl](#); "Cc: Kirk Huffaker"; "Scott Anderson"; benjamin.phillips@gmail.com; rubymt@aol.com; eleewhite@gmail.com; lshelton@skhart.com; lfcacctg@xmission.com; swhansen@frcigroup.com; jamben@comcast.net
Subject: RE: 500 East South Temple
Date: Friday, February 05, 2016 8:07:26 AM

Thank you Genevieve. Bonnie Phillips here.

Another situation with the proposed structure is traffic flow. It usually takes me 5 minutes or less to drive home (4th Ave and D) from the gallery (444 E 200 S). With the many new apartments in our area, it can take 20 minutes. I question the traffic situation at E/5th East and South Temple. It is a 2 light weight once in a while now. With added density at that intersection during peak hours, it could really be difficult.

Thank you,
Bonnie

From: Genevieve Atwood [mailto:genevieveatwood@icloud.com]
Sent: Thursday, February 04, 2016 5:44 PM
To: Carl.leith@slcgov.com; 'Cc: Kirk Huffaker'; 'Scott Anderson'; benjamin.phillips@gmail.com; rubymt@aol.com; eleewhite@gmail.com; lshelton@skhart.com; lfcacctg@xmission.com; swhansen@frcigroup.com; jamben@comcast.net; Bonnie Phillips
Subject: 500 East South Temple

Please consider the view walking or driving south from 11th Ave to South Temple on E Street and deny the petition based on Standard 1D- The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape. · The proposed structure will loom large and may change the sense of place of the Lower Avenues. Viewsheds from, for example 5th Ave, 3rd Ave, and 1st Ave along E Street have not been presented in ways that allow neighborhood input.

From: [Joseph Maybrick](#)
To: [Leith, Carl](#)
Subject: Re: 454 & 466 South Temple - Area
Date: Friday, February 05, 2016 4:05:08 PM

Thank you Mr. Leith. I was walking down 400 South and I noticed the old Sizzler restaurant lot would be good for an apartment site. In style it could be like the newer complex with sublevel parking called CityScape Apartments at 114 S 400 E but could be significantly larger, altho not as large as the one proposed yesterday. Also I want to mention that I guess I implied the city should make the lot at 500 East a park at the meeting last night and not having any experience at these kind of meetings I didn't plan on this. I was not considering the fact that the lot **must** be sold someday. Maybe a couple of smaller one-story businesses like Sushi Burrito on 8th could be put in the NE corner and **most** of the lot be made into a park ... my primary concern is to try to keep all or most of the lot a natural 'green space'. Or, maybe the city **could** appropriate the lot and turn it into a park. The points that Mrs. Backer made seem fabrications to me and I've had more direct contact with the lot than she has. Maybe she found a couple needles by her dumpster one time but I live directly above the lot and nothing much happens there. An evicted person slept there for a week or so and sometimes some shopping carts end up in there - really nothing more than that. Anyway please take all this into consideration. JM

On Fri, Feb 5, 2016 at 9:52 AM, Leith, Carl <Carl.Leith@slcgov.com> wrote:

Dear Sir,

Further to your inquiry at the HLC meeting yesterday evening I would confirm that the figure I have for the area of this site, including the two lots, is 1.14 acres.

Thank you.

Carl

CARL O LEITH

Senior Historic Preservation Planner

[801 535 7758](tel:8015357758)

carl.leith@slcgov.com

From: [Kevin Holman](#)
To: [Leith, Carl](#); [Jackie Biskupski](#); [Kitchen, Derek](#); [Charles Shepherd](#); robert@umca.com
Cc: [Kirk Huffaker](#); [Scott Anderson](#); [Benjamin Phillips](#); rbymt@aol.com; eleewhite@gmail.com; [Larry Shelton](#); lfcacctg@xmission.com; swhansen@frcigroup.com; [Janis Bennion](#); [Bonnie Phillips](#); akarsteiner@aol.com; tina@mccunemansion.com; [Toni Hoge](#)
Subject: Re: 500 East South Temple
Date: Friday, February 05, 2016 10:06:59 AM

Dear Historic Landmark Commission Members,

I am writing in clarification regarding my letter and my statement at last night's Historic Landmark Commission meeting. I was speaking only as a concerned resident and I, in no way, was trying to imply that I was speaking on behalf of my employer. I am resubmitting my letter to you with just my signature, without my job title, in an attempt to ensure that there is no confusion on the matter.

Thank you once again for your service to our community. I know how difficult it is to balance the various interests of all groups involved in a project of this size. I sincerely appreciated a number of comments at last night's meeting. I believe this could be a great project for South Temple if the developer could concede to a more historically sympathetic appearance and more appropriate materials.

Sincerely,

Kevin G. Holman

Dear Historic Landmark Commission Members,

I am writing in reference to the proposed development at 454-466 South Temple, as a plea to you as a commission to be the gate keepers that you have been charged to be. This is a significant piece of property on one of the most important streets in our city. My plea is that you protect the integrity of the great architecture that you have been entrusted to watch over, as well as guide new development to an appropriate aesthetic fit in this historic corridor. Please respect the history of this grand boulevard. Please raise the bar for developers to propose projects that will be good neighbors to our

historic past. Please change the design of this building to match the grandeur of the street on which it will reside. Please vote no on the proposed project before you.

I, as well as many other residents and business owners in the neighborhood, feel that what is proposed is inappropriate both in size as well as design. This apartment proposal has acted as a catalyst for the formation of a group of concerned residents who have been disappointed by the gradual decline in quality of recent projects on South Temple. We have lost so many of our city's beautiful structures along this most important street. We don't believe that recent development has been commensurate with a street that has been voted one of the "10 Great Streets in America for its historic residential design and craftsmanship". We believe that what occurs on the proposed site has the potential to begin to set a new standard for how things should be done in this important and historically significant area of our city and to begin to restore South Temple to grand boulevard it once was.

I love South Temple and want to ensure that future development respects the grand history of this historic boulevard. I really appreciated Kirk Huffaker's comments at the last Historic Landmark's meeting. "The current proposal represents a missed opportunity in shaping the future of what happens on South Temple". All the beautiful residences, the Kearns Mansion, the Cathedral of the Madeleine, the Devereaux Mansion, the Masonic Temple, the Alta Club and the Bransford Apartments to name a few, are buildings that represent the finest work of Utah's most prominent architects. They should be used as precedent for all projects proposed on South Temple.

I am grateful that the commission did not fold under the pressure of a big developer. It is important that we carefully evaluate all new proposals to ensure that the mistakes of the past few years are not perpetuated. You only need to look at the new addition to the Ronald McDonald house as an example of good intentions with poor application. It is a very weak attempt of the type of architecture that should be on South Temple. What makes it worse is that this building sits at the very important terminus of 9th East further lending to its prominence and importance. We as residents of the city get to look at the glaring mistakes; i.e. poorly proportioned and incorrectly located columns, unsupported arches, cheap materials and inappropriate windows just to list a few. Raw concrete, stucco, metal, and vinyl windows are not materials for a designated historic district nor for the "grand boulevard" of our city. We do not believe the projects of recent years should be looked to as precedent as they have continually fallen short both in design and materiality for this most important part of our city's history.

The Hardison proposal sits at another important terminus of E Street. We believe it is important to take the time to get the design right. A project of this size and magnitude will certainly be there for as long as you and I are alive. At the last Historic Landmark meeting, those of us that expressed sincere reservations about the project were not there to kill it but to ask legitimate questions about the design in an attempt to have an open dialogue and hopefully a positive influence on what was built.

As concerned residents who love Salt Lake and South Temple, we want to make our voices heard on these types of projects both now and in the future. Salt Lake is at a great time of growth and development. It is an exciting time, but it is also a critical time with even more pressure on the importance of the decisions that are being made. We will be shaping how our city will look for centuries. Our group of concerned residents believe it is important to be involved in these decisions and to have a vision of what we want our city to be. We hope to play an active role in shaping the city and lending support to you as a committee by not forcing you to stand alone against projects that don't quite hit the mark. We also want to stand behind and lend support to those projects that strive to establish a new standard for design and direction for our cities grand streets and neighborhoods. I hope that together we can begin to shape a new vision for what is possible.

Respectfully,

Kevin Holman, IIDA

633 18th Ave.

SLC UT 84103

(801) 718-5852

kevin.holman633@gmail.com

On Thu, Feb 4, 2016 at 1:39 PM, Kevin Holman <kevin.holman633@gmail.com>

|

From: [Phil Carroll](#)
To: [Leith, Carl](#)
Subject: South Temple Overlay District
Date: Friday, February 05, 2016 2:36:58 PM

Carl,

I was at the Landmarks meeting last night. I am on the GACC Board and live near the proposed project at G and 2nd. I'm trying to understand the issues. It appears the project is allowable under the zoning but this review and denial is based on the authority granted by the South Temple Overlay District. I'm sure that is a gross simplification.

My question is how do I access information on-line about the overlay district and this Landmarks process?

I was impressed that this is a thoughtful process and the work you did in your report and presentation.

I did come away with one thought. I travel frequently for work to DC and stay at the Fairmont at 24 and M. Architects and developers in DC are experts in creating attractive multi use buildings with approximately this number of floors because of the height limit imposed in the District. The proposed design would work fine one block to the south but on South Temple that is what was got this project stalled.

I think the Commission and the community want something better but are having a difficult time articulating what it is.

Phil Carroll
(801) 328-1050 x4

From: [Mickey Gallivan](#)
To: [Leith, Carl](#); [Kitchen, Derek](#)
Subject: 454-466 South Temple PUBLIC COMMENT
Date: Friday, February 05, 2016 5:26:39 PM

To: Salt Lake City Historic Landmark Commission

Re: Proposed Apartment Development at 454-466 SOUTH TEMPLE ST.

I would urge you to require a redesign on the apartment building proposed for the critical corner of South Temple and 5th East.

The present design is cookie-cutter, without imagination and pays little attention to the Historic setting it is invading.

This hulk rises right out of the sidewalk, climbing abruptly six stories, creating a huge wall all along a large expanse of South Temple. The attempted mitigation of a small front courtyard provides little relief. This particular piece of South Temple has always had setbacks leaving a sense of openness. The visual impact of the square tower proposed will make the property look like the SW corner of 2nd South and 3rd East. Appropriate there, but not here.

This design would not be a concern if it were in the 300 block of South Temple where there are already buildings of this height, scale and mass. Even if the construction site was half a block west, the giant street wall would be fit better located immediately next to the IBM building. But on the 5th East corner, it wrecks all sense of openness in a critical area of this grand avenue.

Is there any way the design can be altered to step back each floor as it rises in height so that it takes on a terraced look, flowing gently to the street?

Governor's Plaza to the east works because of the setback and landscaping to the curb. I realize, this project does not have that kind of space. But the developers should strive to achieve the same effect in relative scale that will mitigate the abrupt height and massing now proposed.

Michael D. Gallivan

1425 Arlington Drive

Salt Lake City, UT 84103

Former Utah State Historic Preservation Officer (1976-78)



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February 4, 2016

Dear Historic Landmark Commission Members,

I am writing this letter in reference to the proposed project and development, the Hardison Apartments, at 454 – 466 East South Temple. I am writing this letter in support of the project and the current revisions to the design and project that have been implemented by the developer at the Commission's request.

In 2002, I purchased a building located at 230 East South Temple and moved my growing company and corporate headquarters from South Salt Lake to our South Temple building. In 2007, I purchased the Kings Row Formal Wear building located at 242 East South Temple. Last year, I purchased the former Western Auto Radiator building in Downtown Salt Lake City and will move additional employees from South Salt Lake to Salt Lake City. I live in Salt Lake City. My children have been educated in public and private schools in Salt Lake City, and I was born in the city. As I continue to grow my business, our portfolio of buildings are primarily located in the city. Annually, we continue to grow and hire new employees our South Temple headquarters. In looking back to 2002, after closing ceremonies for the XIX Salt Lake City Winter Olympic Games, Salt Lake City was experiencing an "add on" to the recession and South Temple was experiencing continual decline. With the renovation of the Governor's Mansion, the re-construction of the South Temple roadway system, the recently completed City Creek Center project, and the new Kem C. Gardner Policy Institute in the soon to be completed renovation of the Wall Mansion, the proposed Hardison will add to, and compliment, the vision of "Downtown Rising".

South Temple has a long and varied history and has gone through many cycles in its 165 year history. The Hardison project will greatly enhance South Temple, the Central Business District, the Avenues, Federal Heights and Arlington Hills, the growing and expanding University of Utah campus, downtown businesses and create a contemporary and well-designed project where urban residents can live, work, worship and play. The contemporary design, unit density and scale will compliment South Temple and add greatly to our growing neighborhood and community.

I am in full support of the Hardison as it is currently designed and proposed. The project would be a needed and welcomed addition to South Temple and the neighborhood.

Sincerely, and with great respect to the Historical Landmark Commission,


J. Steven Price,
Founder and President

Feb 4, 2016

Mr. Carl Leith (Staff Contact) c/o

Salt Lake City Planning Commission c/o Historic Landmark Commission
451 South State Street Room #406
Salt Lake City, UT 84114-5480

Re: Salt Lake Historic Landmark Commission Hearing Thursday Feb 4, 2016 @ 5:30 PM
Certificate of Appropriateness Re: Garbett Homes' Construction of a new apartment complex
on the corner of 500 East & South Temple Street **Case Number PLNHLC2015-00930**

Dear Sirs,

I am an adjacent property owner located at 34 South 500 East Salt Lake City, UT. I own two medical units in the Medical Dental Plaza at this location. Presently, I am the President of the Medical Dental Plaza Owner's Association and have a concern that has been festering and growing bigger as the years go by.

As you know, the corner property has been vacant for some ten years or so. The south east border of the subject development is adjacent to the Piccadilly Apartments facing 500 East Street. Then, another part of the southwest corner abuts the Medical Dental Buildings parking field, which has a grade differential of some 15 feet or so. There was a 100 foot long retaining wall erected to keep the upper level property from collapsing onto the lower level property.

Over the years, due to the site not being groomed and maintained, Sumac trees began growing between the blacktop and the wall. They have developed quite a girth after ten or fifteen years, and have created a very dangerous situation to anyone parking or travelling along the wall area exiting to 400 East.

I took some photographs yesterday of the wall's present condition. I brought a level with me to gauge the amount of lean that has developed over the years. I put a 48" level upright and then measured the number of inches that the wall was leaning into the Medical Dental's parking area. It was a nine inch differential over a 48" level which means that the wall is leaning on an angle of 18.75 degrees. At 90 degrees, the wall would be laying out flat in the parking field of the Medical Dental property.

As neighbors, we don't object to the new structure on the corner. In fact we welcome it- however with the reservation that the retaining of this wall must be included as a condition incumbent on the new owners to complete this deficiency in a professional manner. I am including some pictures that I took yesterday of the present condition of the walls

Cordially,

Donald L. Blackwelder- President of the Medical Dental HOA
10325 North Golden Oak Lane
Highland, UT 84003

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