

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Thursday, April 7, 2016 at 5:30 pm

(The order of the items may change at the Commission's discretion.)

FIELD TRIP – Will leave at 4:00 p.m. from the east entry of the City and County Building.

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

Approval of the Minutes from February 4, 2016

Report of the Chair and Vice Chair

Director's Report

- **Wall Ave Time Extension at approximately 757 N Wall Ave** - Dave Robinson is requesting a one year extension of a previously issued Certificate of Appropriateness for new construction of a single-family home at the above listed address. The Commission approved the Certificate of Appropriateness for case number PLNHLC2014-00730 on April 9, 2015. A Certificate of Appropriateness is valid for one year unless an extension is granted by the Historic Landmark Commission.

Public Comments - The Commission will hear public comments not pertaining to items listed on the agenda.

PUBLIC HEARING(S)

1. **Historic Landscapes Project Briefing** - The Planning Division has contracted Landmark Design, Inc. to prepare histories, inventories and design guidelines of certain parks, park strips, cemeteries, golf courses, and other historic open spaces that have historic features or are historic landscapes. The purpose is to provide information and guidance to make informed decisions on design, maintenance, change and historic preservation with regard to historic landscapes in the City. The briefing will be to update the public and the Commission about the project. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.)
2. **New Apartment Building and Parking Structure 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 site comprising two lots is currently vacant. The proposed development would be four stories to South Temple and five stories to the south, 77 apartment units of which six are live-work units, and provision for parking 125 vehicles in a lower parking level, within the side setback and in the south-west corner of the site. In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission. The site is zoned R-MU (Residential / Mixed Use) and H Historic Preservation Overlay, and is located in the South Temple Historic District and City Council District 4, represented by Derek Kitchen. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com) Case Number PLNHLC2016-00166

3. **New Apartment Building and Parking Structure at approximately 508 E. South Temple** – Chris Huntsman, CRSA Architects, on behalf of owner Residences at South Temple LLC, is requesting Certificate of Appropriateness approvals from the City to demolish an existing parking structure, construct a new parking garage and a new apartment building above on a corner site in the South Temple Historic District. The development would retain the existing Medical Office building, a Contributing Structure in the South Temple Historic District, on the northern portion of the site. The development would require special exception approvals for rebuilding the current building footprint of the parking structure and exceeding the maximum height for the RO zone district. The proposed development would include a total of 139 apartment units in the current and the proposed buildings, with provision for parking 200 vehicles. The site is zoned RO (Residential/Office) and H Historic Preservation Overlay. The site is within City Council District 4, represented by Derek Kitchen. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)
- a. **Demolition of the Parking Structure** – In order to construct the new parking structure and apartment structures, a Certificate of Appropriateness approval is sought to demolish the existing parking structure which falls within the South Temple Historic District. Case Number PLBHLC2015-00953
 - b. **New Construction – Parking Structure & Apartment Building** - In order to construct the proposed apartment building a Certificate of Appropriateness for the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00952.
 - c. **Special Exception Approval** – In order to construct the new parking structure and apartment structures as proposed special exception approval is sought for the following departures from the base zoning dimensional standards. Case Number PLNHLC2015-00954.
 - i. Construction of the new parking structure on the same footprint as the existing parking structure without compliance with the setback requirements of the RO Residential Office Zone.
 - ii. Construction of the new parking structure would include new apartment units at street level and at podium level which would exceed the 30 ft setback requirement for the rear yard by 30 ft.
 - iii. Construction of the new apartment building of 9 stories in height above the new parking structure at a proposed height of 115 ft in the Residential Office zone district, where maximum height for RO is defined at 60 ft, and 90 ft where this district abuts a zone district with a greater maximum building height (the R-MU zone to the west allows a maximum building height of 75 ft). Special exception approval is sought for a building which would exceed the 90 ft building height maximum by 25 ft. or an average across this part of the site of 17 ft.

4. **Demolition of Non-Contributing Structures and New Construction at approximately 740 South 700 East** – Kimly C. Mangum, architect representing the property owners, is requesting approval and a Certificate of Appropriateness for demolition on non-contributing structures and new construction of a religious building (mosque) at the above listed address in Central City Historic District. The subject property is currently occupied by an existing religious structure and a single-family structure, used for religious purposes. The property is in the RMF-30 (Residential Multi-Family, Medium Density) zoning district, located in City Council District 4, represented by Derek Kitchen. (Staff contact: Anthony Riederer (801)535-7625, or anthony.riederer@slcgov.com.)
- a. **Demolition of Non-Contributing Structures:** In order to build the project noted above the site must be cleared of the buildings currently present. Both buildings are located in the Central City Historic District and are listed as non-contributing. Case number **PLNHLC2016-00176**
 - b. **New Construction in a Historic District:** Applicant is seeking approval and Certificate of Appropriateness for construction of a new religious building (mosque) at approximately 740 S 700 E in the Central City Historic District. Case number **PLNHLC2015-0967**

The next regular meeting of the Commission is scheduled for Thursday, May 5, 2016.

Appeal Of Historic Landmark Commission Decision: The applicant, any owner of abutting property or of property located within the same H historic preservation overlay district, any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, the Utah State Historical Society or the Utah Heritage Foundation, aggrieved by the Historic Landmark Commission's decision, may object to the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.

*Files for agenda items are available in the Planning Division Offices, Room 406 of the City and County Building. **Please contact the staff planner for more information.** Visit the Historic Landmark Commission's website <http://www.slcgov.com/planning/planning-historic-landmark-commission-meetings> to obtain copies of the Historic Landmark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.*

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.