

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
November 2, 2017
City & County Building
451 South State Street, Room 326

1. **New Apartment Building at approximately 508 E. South Temple** - Chris Huntsman, CRSA, on behalf of owner Residences at South Temple LLC, is requesting approvals from the City to demolish an existing parking structure, and construct a new parking garage and a new apartment building above, on the southeast corner of South Temple and 500 East. 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, constructing residential units within that footprint within the side and the rear yard setback areas. The proposed development would include a total of 112 apartment units in the current and the proposed buildings, with provision for parking 155 vehicles. The site is located in the South Temple Historic District and is within the RO (Residential/Office) residential zone. The subject property is within Council District 4 represented by Derek Kitchen (Staff contact: Carl Leith at (801)535-7758 or carl.leith@slcgov.com)
 - a. **Demolition** - The development requires the demolition of the existing two story parking structure which is attached to the south side of the existing medical office building. Case number: **PLNHLC2017-00777**
 - b. **New Construction** - In order to build the proposed apartment building a New Construction application for the construction of the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. Case number: **PLNHLC2017-00778**
 - c. **Special Exception Approval** - In order to construct the development as proposed, the parking structure would be constructed on the footprint of the existing parking structure. Construction of the new parking structure would include new apartment units on three levels which would exceed the rear setback requirement for the rear yard by approximately 30 feet and the corner side yard setback requirement by approximately 13.5 feet. Special exception approval is sought for the above departures from the base zoning standards. Case number: **PLNHLC2017-00788**

Decision: Approved

2. **Reconstruction and Addition at approximately 772 East 2nd Avenue** - Steve Scoville, on behalf of JD Redevelopment LLC, is requesting approval to reconstruct the second story, rear addition, front porch, three dormers and additional exterior elements that were damaged after a structural failure of the second story. The subject property is located at the above listed address. The subject property is zoned SR-1A (Special Development Pattern Residential) and is within the Avenues Local Historic District in Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com.)
 - a. **Proposed Reconstruction and Addition** - Requesting a Certificate of Appropriateness for the reconstruction of the second story, rear addition and various exterior elements. Case number **PLNHLC2017-00791**
 - b. **Two Special Exceptions** - Case number **PLNHLC2017-00792**
 1. Request for an inline addition for the reconstruction of the addition which is located within the eastern interior side yard setback.
 2. Request to reconstruct the second story to a height of 26'10".

Decision: Tabled to a future meeting.

3. **The Other Side Academy Demolition at approximately 46 S 700 East** - Soren Simonsen, representing Other Side Holdings LLC, is requesting approval from the City to demolish a home at the above listed address. The property had been used as a residence and is zoned RMF-35 Moderate Density Multi-Family Residential District. The property is located within the Central City Local Historic District. This type of project must be reviewed as a demolition of a contributing structure in a local historic district. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number: **PLNHLC2017-00677**

Decision: Deferred decision for up to one year during which time the applicant must conduct a bona fide effort to preserve the site. The applicant also has the option to apply for Economic Hardship.

4. **Salisbury Mansion Major Alterations & Special Exception at approximately 574 East 100 South** - Shane Carrington, contractor for property owner Mark Cacciamani, is requesting approval from the City to construct a significant addition to the Salisbury Mansion at the above listed address. The Salisbury Mansion is listed as a Salt Lake City Landmark Site and is located within the Central City Historic District. The property is zoned RMF-45 (Moderate/High Density Multi-Family Residential District) and is within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.)
 - a. **Major Alterations** - Request for approval to demolish a noncontributing portion of the building added in 1972 and to build a significant addition to the rear and west side of the existing building. Case number: **PLNHLC2017-00556**
 - b. **Special Exception** - Request to modify the rear yard setback from 30 feet to 10 feet from the rear property line and modify the corner yard setback to accommodate an extension of the porch that would be 6 feet from the corner yard. Case number: **PLNHLC2017-00861**

Decision: Approved

Dated at Salt Lake City this 3rd of November, 2017

Michelle Poland, Administrative Secretary