

**Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
January 5, 2017
City & County Building
451 South State Street, Room 326**

1. **Minor Alterations at approximately 589 E 1300 South (Tracy Aviary)** – A request by Angela Dean, the architect representing Tracy Aviary, for approval of amendments to Tracy Aviary's West Side Master Plan. Tracy Aviary is located within Liberty Park, a Landmark Site at the above listed address. The property is located in the OS (Open Space) zoning district, in City Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case Number **PLNHLC2016-00907**

Decision: Approved

2. **New Construction at approximately 589 E 1300 South (Tracy Aviary)** – A request by Angela Dean, the architect representing Tracy Aviary, for approval to construct a new holding building to serve a new exhibit housing Keas from New Zealand. The proposed New Construction includes a 1000 square foot structure as well as 1800 square feet of exterior exhibit space and surrounding landscape modifications. Tracy Aviary is located in Liberty Park, a Landmark Site at the above listed address. The property is located in the OS (Open Space) zoning district, in City Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case Number **PLNHLC2016-00881**

Decision: Approved

3. **Determination of Contributing Status of a building at approximately 183 Fourth Avenue -**
A request by Steve DeBois, property owner, requesting the Historic Landmark Commission to review the contributing status of the existing residential building located at the above listed address in The Avenues Historic District. This building is located behind and on the same lot as the home at 181 Fourth Avenue. It was identified as a contributing building in the 1979 Avenues RL Survey, but it was not listed in the 2007 RL survey. The applicant would like to determine that the building is noncontributing to the historic district and subsequently demolish it and build a new garage in its place. The building is zoned SR-1A (Special Development Pattern Residential District). The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace at (801) 535 6354 or katia.pace@slcgov.com.)

Decision: Rear structure was determined to be non-contributory

4. **New Rear Addition and Side Porch 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 with basement to the rear of the existing house and the reconstruction of a new porch to match the original. 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 proposals exceeding the SR-1A zone standards. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com)

- a. **Proposed Addition and Porch** – The proposed addition is situated to the rear and porch along the east side of this original dwelling on a corner lot, both facing onto J Street. Case Number **PLNHLC2015-00586**
- b. **Special Exception** – Special Exception approval is sought for a section of the proposed porch and stair that is proposed to taper to a maximum of two feet within the side yard setback area, increased lot coverage to 48.4 percent, wall height adjacent to the interior side yard of 9.5 feet, rear yard depth of 15 feet and grade changes in excess of four feet to provide access to the proposed addition in the rear and corner side yard setbacks. Case Number **PLNHLC2015-00587**

Decision: Tabled to a future meeting

5. **New Construction and Special Exceptions at approximately 35 S 900 East** - Dustin Holt, who represents the property owner, is requesting approval from the City to construct a three story multi-family apartment building in the South Temple Local Historic District. The base zoning for the property is RMF-35 (Moderate Density Multi-Family Residential). The subject property is located within Council District 4, represented by Derek Kitchen. (Staff contact is Amy Thompson (801) 535-7281 or amy.thompson@slcgov.com)
 - a. **New Construction** - In order to build the proposed apartment building a New Construction application must be approved by the Historic Landmark Commission. Case Number **PLNHLC2016-00771**.
 - b. **Special Exception** - In order to construct the development as proposed, special exception approval is sought for an encroachment of 5 feet into the required front yard to accommodate the proposed design of the main entry. Case Number **PLNHLC2016-00925**

Decision: Approved

6. **New Single Family Dwelling at approximately 715 South 500 East** - A request by Jordan Atkin, Fifty-Fifty Real Estate, LLC, for approval from the City to construct a single family residence at the above address. The lot is currently vacant and is zoned RMF-30 (Low Density Multi-Family Residential) and lies within the Central City Historic District. The request requires approval from the Historic Landmark Commission for new construction in an historic district. 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.) Case number **PLNHLC2016-00800**

Decision: Tabled to a future meeting

Dated at Salt Lake City, Utah this 6th day of January, 2017 - Michelle Poland, Administrative Secretary