

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building 451 South State Street
Thursday, July 6, 2017 at 5:30 pm
(The order of the items may change at the Commission's discretion.)

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building.

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

Approval of the Minutes from June 1, 2017.

Report of the Chair and Vice Chair

Director's Report

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

Public Hearings

1. **New Rear Addition, Side Porch and Garage to Single Family Residence at approximately 638 6th Avenue** - A request by Thom Jakab, on behalf of owner James Williamson, for approval of a two story addition with basement to the rear of the existing house, the reconstruction of a new porch to match the original and a new garage. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face J Street. The subject property is zoned SR-1A (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 special exception approval is required for proposals exceeding the SR-1A zone standards. (Staff contact: Carl Leith at (801) 535-7758 or carl.leith@slcgov.com)
 - a. **Proposed Addition and Porch** - The proposed addition and garage are situated to the rear and porch along the north and east sides of this original dwelling, and on this corner lot they face onto J Street. Case number: **PLNHLC2015-00586**
 - b. **Special Exception** – Special Exception approval is sought for the proposed porch that would project into the corner side yard by 1'-2 1/2", an accessory building positioned within 2'-9 1/4" from an adjacent residential building, cooling equipment placed 1' from the property line within the inside yard area, grade changes which may exceed 4 feet and proposed lot coverage of 54%. Case number: **PLNHLC2015-00587**

2. **Single Family New Construction at approximately 970 E 2nd Avenue** - Dallas Davis, the architect and the owner of the property, is requesting New Construction approval from the Historic Landmark Commission for the design of a single family dwelling in the Avenues Local Historic District. The proposed development requires approval from the Historic Landmark Commission for new construction in an historic district. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com) Case number: **PLNHLC2017-00339**.

3. **Bishop Place Demolition Request** - Don Armstrong is request approval for the demolition of nine (9) contributing structures located at the approximate addresses listed below in the Capitol Hill Local Historic District. The subject properties are located within Council District

3, represented by Stan Penfold (Staff Contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com)

- a. **Demolition of a Historic Structure at approximately 241 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00014**
 - b. **Demolition of a Historic Structure at approximately 245 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00015**
 - c. **Demolition of a Historic Structure at approximately 249 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00021**
 - d. **Demolition of a Historic Structure at approximately 259 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00023**
 - e. **Demolition of a Historic Structure at approximately 265 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00028**
 - f. **Demolition of a Historic Structure at approximately 432 North 300 West** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00031**
 - g. **Demolition of a Historic Structure at approximately 262 W Bishop Place** City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. **PLNHLC2017-00027**
 - h. **Demolition of a Historic Structure at approximately 258 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00022**
 - i. **Demolition of a Historic Structure at approximately 248 W Bishop Place** City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00018**
4. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.) Case number: **PLNPCM2009-00014**
5. **Amendments to the New Construction Standards for Local Historic Districts** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801) 535-7625 or Anthony.riederer@slcgov.com.) Case number: **PLNPCM2016-00905**

Work Session

6. **Trolley Square Ventures Rezone Briefing at approximately 603 S 600 East Street** - Douglas White, on behalf of Trolley Squares Ventures LLC, has requested a zoning map amendment from RMF-30 Low Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District at the above listed address. Currently the land is used for parking. The purpose of the request is to develop a 24 unit apartment building that will not exceed 35 feet in height. Although the applicant has requested the property be rezoned to R-MU-35 District, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy, Senior Planner, at (801)535-7118 or michael.maloy@slcgov.com). Case number: **PLNPCM2017-00373**.

The next regular meeting of the Commission is scheduled for Thursday, August 3, 2017, unless a special meeting is scheduled prior to that date.

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 Preservation Utah (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.