

**SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION MEETING AGENDA
AMENDED**

**November 1, 2018 at 5:30 p.m.
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

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

FIELD TRIP – The field trip is scheduled to leave at 4:00 p.m.

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 Minutes for September 6, 2018

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 Construction at approximately 690 N. West Capitol Street** - Jacob Ballstaedt, Garbett Homes, is requesting approval for new construction of 10 single-family dwellings (twin homes) on their own individual lots at approximately 690 N. West Capitol Street in the Capitol Hill Historic District. The property is currently vacant. The subject parcel is zoned SR-1A (Special Development Pattern Residential District). The project requires review and approval of the following petitions:
 - a. New Construction - This project request requires approval by the Historic Landmark Commission for new construction of principal buildings in an historic district. **Case number PLNHLC2017-00941**
 - b. Two Special Exceptions: **Case number PLNHLC2018-00096**
 - i. The applicant requests that the building height be flexible and modified by up to one foot (1') from the average building height on the block face of twenty-six feet one inch (26'1") to allow for building accommodation of cases where extreme cross slopes exist.
 - ii. The applicant requests modifications of interior side yard wall height (maximum 16' in the SR-1A Zone) of up to five feet (5') for a maximum of twenty-one feet (21'), to allow for building accommodation of extreme cross slope conditions, particularly those affected by the area of the natural swale on the property.

The subject property is within Council District 3 represented by Chris Wharton. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com).

2. **Construction of Hotel Building, Major Addition to Salt Lake Union Pacific Railroad Station and Demolition of Non-Contributing Structures at approximately 2 South 400 West** - Emir Tursic, HKS Architects, on behalf of Vestar Gateway, LLC and Athens Hotel Development, LLC, is requesting approval from the City to construct a new hotel linked with, and as a major addition to, the Union Pacific Depot, and to demolish the single story additions to the rear of the station building. The new hotel will include approximately 225 rooms, retail and conference facilities, and will adapt the interior of much of the Union Pacific building including the Grand Hall of the Station into public hotel reception, restaurant, café and bar amenities, with hotel suites above the south wing on two floors. The new hotel building will link directly with the Union Pacific Railroad Station building at ground level and via bridge links at either end at higher level. The Salt Lake Union Pacific Railroad Station is a Salt Lake City Landmark Site and is listed on the National Register of Historic Places. The proposed development will also be reviewed by the Planning Commission for approval as a Planned Development and for Conditional Building and Site Design Review for a proposal in excess of the maximum height for the zone. The subject property is zoned Gateway-Mixed Use, is subject to the H Historic Preservation Overlay as a Salt Lake City Landmark Site, and is located in City Council District 4, represented by Derek Kitchen. This application must be reviewed by the Historic Landmark Commission because it is new construction on a City Landmark Site and a Major Addition to that Landmark Building. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.) **Case Number PLNHLC2018-00616**
3. **Attic Additions at approximately 1017 E 1st Ave** - Dennis Webb, property owner, is requesting approval for a new dormer and rooftop addition constructed on an existing single-family home at 1017 E 1st Avenue. The home is considered contributing to the character and integrity of the Avenues Local Historic District. This case is being forwarded to the Commission because the work was completed without prior approvals and does not meet the standards of review to be approved administratively. The subject property is zoned SR-1A (Special Development Pattern Residential District).

The project requires review and approval of the following petitions:

- a. Certificate of Appropriateness (COA) for a Minor Alteration to a contributing structure is required prior to obtaining permit to legalize the construction of the attic additions. **Case number PLNHLC2018-00517;**
- b. The applicant has requested two Special Exceptions because the attic additions do not comply with wall and building height. **Case number PLNHLC2018-00676**

The subject property is located in Council District 3 represented by Chris Wharton. (Staff contact: Mayara Lima (801) 535-7118 or mayara.lima@slcgov.com)

4. ~~**Retention and Rehabilitation of Existing Cottage and New Additions to Adjacent Building at approximately 287 G Street and 480 6th Avenue**~~ – Rodrigo Schmeil, Smith Hyatt Architects, on behalf of owner Pamela Jones Bloland, is requesting [REDACTED] **POSTPONED** [REDACTED] to extend the existing cottage a new basement area, and to construct new additions to the adjacent commercial building to the south and the west of the cottage. The cottage would be rehabilitated and extended as a residential unit. The property is situated on the corner of G Street and 6th Avenue, lies within The Avenues Historic District (H Historic Preservation Overlay), and is zoned SR-1A (Special Development Pattern Residential District) and is within Council District 3, represented by Chris Wharton. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com) **Case number: PLNHLC2018-00454**
5. **Nomination for National Register Boulevard Gardens Historic District** - The State Historic Preservation Office (SHPO) has received a nomination to create the Boulevard Gardens National Historic District and list it on the National Register of Historic Places. The proposed Boulevard Gardens District encompasses one development the spans approximately three acres of the Ballpark Neighborhood, and is roughly bounded by Main Street, Quayle Avenue, West Temple Street, and a private alley to the south. The area includes 23 single family homes with Tudor Revival and/or Arts and Crafts elements, which all face into a large landscaped court, the development's most distinguishing feature. SHPO will consider this request at a board meeting on October 25, 2018, and requests review and input by Salt Lake City as the City is the Certified Local Government (CLG) in this matter. The proposed District area is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Erin Mendenhall (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com).

The next regular meeting of the Commission is scheduled for Thursday, December 6, 2018, unless a special meeting is scheduled prior to that date.

Appeal of Historic Landmark Commission Decision: Anyone 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.

The applicant may object to the decision of the Historic Landmark Commission by filing a written appeal with the appeals hearing officer or the mayor within thirty (30) 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.