

**Salt Lake City Historic Landmark Commission Record of Decision
October 2, 2020 5:30 p.m.**

**This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation**

1. **National Register Nomination for Harlan & Marie Nelson House at approximately 2785 Lancaster Drive** - The State Historic Preservation Office (SHPO) has received a request to add the Harlan & Marie Nelson House, located at 2785 Lancaster Drive, to the National Register of Historic Places. SHPO will consider this nomination at their Board meeting on October 29, 2020 and is requesting review and input from Salt Lake City as the Certified Local Government in this matter. The property is not located within a Local Historic District or listed as a Local Landmark Site and would not be subject to any local preservation standards found in the H Historic Preservation Overlay zoning district. The property is located within council District 6 represented by Dan Dugan (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com)

Decision: A positive recommendation was forwarded to SHPO

2. **New Construction & Special Exception at approximately 1117 E South Temple** - Michelle MacDonnell, architect representing the property owner, is requesting approval to build a new multifamily structure at the above-listed address, which is within the South Temple Local Historic District. The proposed building will have 4 residential units and will match the front yard setback of the apartment building to the west as required by a development agreement signed with the city. The applicant is also requesting special exception approval to allow additional height up to 40 feet 6 inches to accommodate a roof deck. The maximum building height allowed in the zoning district is 35 feet. The property is zoned R-MU-35 and is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case numbers PLNHLC2020-00388 & PLNHLC2020-00506**

Decision: Approved with conditions

3. **Bishop Place (Formerly The Quince) New Construction & Special Exceptions at approximately 432 North 300 West** - Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition.
 - a. **New Construction** - This project request requires approval for new construction in an historic district. **Case number PLNHLC2019-01157**
 - b. **Three Special Exceptions:**
 - i. The applicant requests a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').
 - ii. The applicant requests a modification of the rear yard setback. The applicant is

requesting a ten foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').

- iii. The applicant is requesting modification to maximum building/wall height for certain units located on the interior of the development. The maximum building height in the SR-3 zone is twenty-eight feet (28') and wall height is twenty feet (20'). The applicant is requesting a building height of thirty-six feet (36') and a maximum wall height of twenty-eight feet (28') for eight (8) of the units. **Case number PLNHLC2019-01158**

The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located within Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com)

Decision: Approved with conditions

4. Addition, New Garage & Associated Special Exceptions at approximately 1218 3rd Avenue -

Jeff Schindewolf, Architect, on behalf of the property owners, Scott and Jen Provost, is requesting approval from the City to construct an addition to the rear of the existing single-family residence, demolition of the existing garage, and construction of a new garage in a new configuration in the same location. The house is a contributing building within the Avenues Historic District and is zoned SR-1A (Special Development Pattern Residential District). This proposal requires review and approval of the following petitions:

- a. Certificate of Appropriateness for Minor Alterations to a contributing structure, and construction of a new accessory structure (garage) Case number **PLNHLC2020-00714**
- b. **Special Exceptions:** The applicant is requesting two special exceptions for this project:
 - i. The applicant requests an exception to the maximum width of a dormer wall from ten feet (10') to fifteen feet (15').
 - ii. The applicant requests an exception to the maximum detached garage height to allow for a gable roof **Case number PLNHLC2020-00590**

The subject property is within Council District #3, represented by Chris Wharton. (Staff contact: Nelson Knight (801) 535-7758 or nelson.knight@slcgov.com)

Decision: Approved with conditions

Any final decision made by the Historic Landmark Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 2nd day of October, 2020.
Marlene Rankins, Administrative Secretary