

SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION MEETING AMENDED AGENDA
This meeting will be an electronic meeting held without an anchor location
October 14, 2021 at 5:30 p.m.
(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building based on the following determination by the Planning Commission Chair:

I, Robert Hyde, Chair of Historic Landmark Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, the elevated number of cases, that meeting at an anchor location presents a substantial risk to the health and safety of those who would be present.

We want to make sure everyone interested in the Historic Landmark Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Historic Landmark Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; historiclandmarks.comments@slcgov.com or connect with us on WebEx at:

- <https://bit.ly/slc-hlc-10142021>

Instructions for using WebEx will be provided on our website at SLC.GOV/Planning

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM

Approval of Minutes for September 2, 2021

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. **Major Alterations and Special Exception at the Elks Building located at approximately 139 E. South Temple** - David Davis, of Dale Gardon Design, representing Property Reserve, Inc, has submitted applications to the city for a project centered around the former Elks Club Building located at approximately 139 E South Temple. These items for review will focus specifically on major alterations to the Elks Building where a special exception and certificate of appropriateness must be reviewed and approved by the Historic Landmark Commission. Major alterations of the Elks Building include alterations to the existing entrance, removal of incompatible additions to the building's exterior and construction of a new rooftop addition on the building. A special exception would also be required for an additional three feet of height for the addition. The property is zoned R-MU (Residential Mixed Use) and subject to the

Historic Preservation Overlay because it is within the Avenues Historic District. The subject property is within Council District #3, represented by Chris Wharton. (Staff contact: Nelson Knight at 385-226-4493 or nelson.knight@slcgov.com)) **Case number PLNHLC2020-00816 & PLNHLC2021-00672**

2. **Minor Alteration Re-roof at approximately 1024 E 1st Avenue** - Dynamic Roofing & Construction, representing the property owner, is requesting approval for a Minor Alteration at the address listed above. The Minor Alteration is to accommodate the construction of an already completed re-roof request. The property is presently occupied as a single-family residential house and is located within the Avenues Local Historic District and is zoned SR-1A (Special Development Pattern Residential). The subject property is within Council District 3 represented by Chris Wharton. (Staff contact: Krissy Gilmore at (385) 214-9714 or kristina.gilmore@slcgov.com) **Case number: PLNHLC2021-00605**
3. **Minor Alteration Faux Slate Re-Roof at approximately 474 E 2nd Ave** - Moises Cook, property owner representative, is requesting a certificate of appropriateness for the replacement of roof shingles on the main portion of the home and detached garage. The main portion of the home has a Mansard roof. The flat portion of the roof is covered with a Thermoplastic Polyolefin (TPO) membrane, and the applicant is proposing to replace this with another TPO membrane. The gabled portions of the roof are covered in asphalt shingles, and the applicant is proposing to replace these with composite slate. Additionally, the applicant is seeking approval to replace the roof on the detached garage, located in the rear yard. The roof on the garage currently has asphalt shingles and the applicant is proposing to replace these with architectural shingles. The property is located at 474 E 2nd Avenue and is a contributing structure within the Avenues Local Historic District. The subject property is zoned RMF-35 (Moderate Density Multi-Family Residential) and is located in Council District 3, represented by Chris Wharton. (Staff Contact: Michael McNamee at michael.mcnamee@slcgov.com or 801-535-7226) **Case number PLNHLC2021-00668**
4. **Special Exception and Minor Alteration for Additional Fence Height at approximately 522 East 6th Avenue** - Judee Shoup, the property owner of 522 E 6th Ave, is requesting Special Exception approval to increase the height of an existing, solid wood fence to 6 feet at the east point, and to install a 5-foot fence along the west property line. The property is located within the Avenues Local Historic District and Council District 3, which Chris Wharton represents. (Staff contact: Aaron Barlow at 385-386-2764 or aaron.barlow@slcgov.com.) **Case Numbers PLNHLC2021-00439 & PLNHLC2021-00441**
5. **Enforcement Case at approximately 1106 E. South Temple** - Stephen Merrel, property owner representative, is requesting a certificate of appropriateness for alterations to the property located at the address listed above. The alterations include the reconstruction of a two-story front porch, and the replacement of two street-facing basement windows and three non-street facing basement windows. Additionally, the applicant is also seeking approval to repair and replace sandstone within a foundation that was previously cut and removed on

both the north and south elevations of the subject property. The property is currently under zoning and building code enforcement for conducting work outside the scope of the previously issued certificate of appropriateness and building permit. The property is located at 1106 E. South Temple and is a contributing structure within the South Temple Local Historic District. The subject property is zoned R-2 (Single and Two-Family Residential) and is located within Council District 4, represented by Ana Valdamoros. (Staff Contact: Kelsey Lindquist at kelsey.lindquist@slcgov.com or 385-226-7227) **Case number PLNHLC2020-00376**

6. **Third Avenue Townhomes New Construction at approximately 860 E Third Avenue** - Oren Hillel, on behalf of the property owner, is requesting a certificate of appropriateness for the construction of 6 new townhome units located at the address listed above. The property is located in the R-MU-35 zoning district and is located in Council District 3, represented by Chris Wharton. (Staff contact: Caitlyn Tubbs at 385-315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNHLC2021-00567**

7. **New Construction and Special Exception at approximately 245 N. Almond Street** - Jeff Douglas of Axis Architects, on behalf of the property owner, Chaunce Butterfield, is requesting approval from the City to construct a single-family residence at the address listed above. The property is currently vacant and is within the Capitol Hill Historic District and is in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. This proposal requires Historic New Construction and Special Exception review.

- a. New Construction: This project request requires approval for new construction in an historic district. **Case number PLNHLC2021-00253**
- b. Special Exception: The applicant is requesting two special exceptions for this project. **Case number PLNHLC2021-00723**
 - i. The applicant requests a modification of the north side yard setback from 10 feet to 4 feet.
 - ii. The applicant requests a modification of the front yard fence height from 4 feet to 6'5" with 4 feet at street level.

The subject property is within Council District 3, represented by Chris Wharton. (Staff contact: Sara Javoronok at 385-226-4448 or sara.javoronok@slcgov.com)

8. **National Register Nomination for the Mexican Branch LDS Meetinghouse & Multiple Property Documentation Form: Historic Latinx Resources in Utah, 1776 to 1942** - The State Historic Preservation Office (SHPO) has received a request to add the Mexican Branch LDS Meetinghouse, located at 232 West 800 South, to the National Register of Historic Places. SHPO will consider this nomination and the multiple property documentation form at their Board meeting on November 18, 2021. They are 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 4 represented by Analia Valdemoros. (Staff contact:

Sara Javoronok at 385-226-4448 or sara.javoronok@slcgov.com)

OTHER BUSINESS

1. Chairperson and Vice-Chairperson Elections

The next regular meeting of the Commission is scheduled for Thursday, November 4, 2021 unless a special meeting is scheduled prior to that date.

For Historic Landmark Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.

Anyone who is an "adversely affected party" as defined by Utah Code Section 10-9a-103, may appeal a decision of the Historic Landmark Commission 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 within thirty (30) calendar days following the date on which a record of decision is issued