

Salt Lake City Historic Landmark Commission
Summary of Actions
October 14, 2021 5:30 p.m.
This meeting was held electronically

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**

Action: Approved with conditions

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**

Action: Approved

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**

Action: Approved

4. **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**

Action: Approved with conditions

5. **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**

Action: Approved

6. **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)

Action: Approved with conditions

7. 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)

Action: A positive recommendation was forwarded to the State Historic Preservation Office

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

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 15th day of October 2021.
Aubrey Clark, Administrative Secretary