



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

---

To: Salt Lake City Historic Landmark Commission

From: Noah Elmore, AICP, Principal Planner  
(801) 535-7971, [noah.elmore@slc.gov](mailto:noah.elmore@slc.gov)

Date: May 6, 2026

Re: Relocation Time Extension Request – 632 S 700 E

---

**ACTION REQUIRED:** Vote on granting a time extension for a Relocation at approximately 632 S 700 E.

**RECOMMENDATION:** Grant a year-long time extension for the Relocation approval to expire on June 4, 2027.

**BACKGROUND/DISCUSSION:**

The Relocation (PLNHLC2025-00330) of the contributing structure located at 632 S 700 E to 635 E 700 S (in the Central City Local Historic District) received Historic Landmark Commission approval on June 4, 2025. The property where the structure is currently located and the property where the structure is proposed to be relocated are both zoned RMF-30 (Low Density Multi-Family Residential District). The proposal also included a request for a modification of the required 10' side yard setback to be reduced by 4'-6", for a side yard setback of 5'-6" along the east side lot line.

Relocation approvals expire in one year following the issuance of the Certificate of Appropriateness "unless a building permit has been issued or complete building plans have been submitted to the Salt Lake City Division of Building Services and Licensing within that period and is thereafter diligently pursued to completion; or unless a longer time is requested and granted by the historic landmark commission." The applicant has not submitted building plans to the Building Services Division nor have they obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

The Historic Landmark Commission may grant extensions for Relocation approvals for up to one additional year. The relocation is part of an effort to redevelop a larger overall site, however, a design for the redevelopment has not been finalized. As such, the house has not yet been relocated. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.



*Photo of 632 S 700 E, as of May 2025.*



*Existing lot in red, proposed lot in yellow.*

**ATTACHMENTS:**

[A. Time Extension Request Letter](#)

[B. 2025 Record of Decision Letter](#)

[C. 2025 Staff Report](#)

**ATTACHMENT A: TIME EXTENSION REQUEST LETTER**

**Douglas F. White**

ATTORNEY AT LAW

630 East South Temple  
Salt Lake City, Utah 84102-1102

(801) 819-3606  
FAX: (801) 296-1754

May 4, 2026

Noah Elmore, ACIP  
Associate Planner  
Planning Division  
Salt Lake City Corporation  
[Noah.elmore@slc.gov](mailto:Noah.elmore@slc.gov)

RE: Request for Extension of COA PLNHLC2025-00330

Mr. Elmore,

Please be advised that the attached COA was granted to relocated an historic structure located at 632 South 700 East, Salt Lake City, Utah. It is requested that this COA be extended.

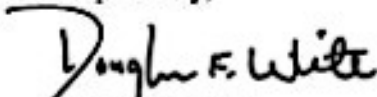
This COA is an integral part of a larger Trolley Square multi-family project for this particular property. The relocation of this house has not been possible simply because the larger primary design for the multifamily project has not yet been approved and the COA cannot be executed upon until that design has been approved and ready for a building permit. We expect, barring any further complications, that the design will be submitted to the city in the very near future. Work on this expansive project is very complicated has been virtually pursued daily during this past two years.

Therefore, it is requested that this COA extended an additional year.

Please place this matter on you next HLC agenda but not later than June 4, 2026.

Thank you for your consideration to this matter.

Respectfully,

  
Douglas F white

# CERTIFICATE OF APPROPRIATENESS

## Central City

**Name of Applicant:**  
Douglas White

**Petition No.**  
PLNHLC2025-00330

**Address of Subject Property:**  
632 S 700 E

### DESCRIPTION OF APPROVAL

**Approved Work:**

Relocation of the contributing structure at 632 S 700 E to 635 E 700 S.

**Staff Analysis and Findings:**

Zoning Modification Authorized by the Historic Landmark Commission (HLC): required 10' side yard setback to be reduced by 4'-6", for a side yard setback of 5'-6" along the east side lot line. The HLC approved the relocation of the contributing structure at 632 S 700 E to 635 E 700 S. The following character-defining features to be retained: • Brick foundation • Brick pilers with wood columns on the porch • Wood drop/ novelty siding • Wood shingle siding in the front porch gable end • Exposed wood roof rafters • Asphalt shingle roof Any additional, future work outside the approved scope of work shall require a separate Certificate of Appropriateness.

**Zoning Ordinance:**  
21A.34.020.1

**Design Guidelines:**  
Residential Design Guidelines



*Disclaimer: Please submit your plans and this Certificate of Appropriateness to the Building Services Division for permit issuance. After permit is issued, post the Certificate of Appropriateness, as a sign, on the property where it is visible from the sidewalk during construction. You must submit to the planner a photo that verifies the sign was posted. If the sign is removed for any reason, you must post a new sign.*

**\* OFFICE USE ONLY \***

**REVIEWED BY:**  
Noah Elmore  
zoning@slc.gov | 801.535.7700

**SIGNATURE OF REVIEWER:**

*Noah Elmore*

**DATE OF APPROVAL:**  
06/04/2025

# **ATTACHMENT B: 2025 RECORD OF DECISION**



June 5, 2025

Trolley Square Ventures, LLC  
602 East 500 South  
Salt Lake City, UT 85102

**RE: Record of Decision for Petition PLNHLC2025-00330 –  
Relocation of 632 S 700 E to 635 E 700 S**

On June 4, 2025, the Salt Lake City Historic Landmark Commission approved a request for a Certificate of Appropriateness for the property located at approximately 632 S 700 E.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Historic Landmark Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the appeal period.

***Project Description***

The Historic Landmark Commission reviewed and approved the following project:

**Relocation of 632 S 700 E to 635 E 700 S** – A request by Trolley Square Ventures, LLC, to relocate the contributing structure located at 632 S 700 E to 635 E 700 S in the Central City Local Historic District. The property where the structure is currently located and the property where the structure is proposed to be relocated are both zoned RMF-30 (Low Density Multi-Family Residential District). The proposal includes a request for a modification of the required 10' side yard setback to be reduced by 4'-6", for a side yard setback of 5'-6" along the east side lot line.

***Conditions of Approval***

The following conditions were applied to the approval of the proposal:

1. Final site details, including landscaping, parking, and adjustments to setbacks, are delegated to staff.

***Review Process Standards and Findings of Fact***

The Historic Landmark Commission made specific findings related to the standards of review for Relocation as stated in Chapter 21A.34.020.I of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Historic Landmark Commission. Copies of this information will be made available online here: <https://www.sl.c.gov/boards/historic-landmark-commission-agendas-minutes/>

***Modifications to the Approved Plans***

To obtain a building permit, building permit plans must be consistent with the plans reviewed and approved by the Historic Landmark Commission. Modifications require review by Planning Division and may require additional review by the Historic Landmark Commission depending on the extent of the modification.

### ***One Year Time Limit on Approval***

No Certificate of Appropriateness shall be valid for a period of longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing within that period and is thereafter diligently pursued to completion, or unless a longer time is requested in writing and granted by the Historic Landmark Commission. Any request for a time extension shall be required not less than 30 days prior to expiration.

### ***Appeal Process***

#### Appeal by the Applicant

There is a **30-day** period in which the applicant may appeal the Historic Landmark Commission's decision to the city's Appeals Hearing Officer. Any appeal by the applicant, including the filing fee, must be filed by the close of business on July 7, 2025.

#### Appeal by an Affected Party

There is a **10-day** appeal period in which any party entitled to appeal can appeal the Historic Landmark Commission's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. Any appeal, including the filing fee, must be filed by the close of business on June 16, 2025.

The summary of action for the Historic Landmark Commission meeting is located on the Planning Division's website at: <https://www.slc.gov/boards/historic-landmark-commission-agendas-minutes/>

If you have any questions, please contact me at (801) 535-7971 or noah.elmore@slc.gov.

Sincerely,

*Noah Elmore*

Noah Elmore, AICP  
Associate Planner

# **ATTACHMENT C: 2025 STAFF REPORT**

---



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Noah Elmore, Associate Planner  
noah.elmore@slc.gov, (801) 535-7971  
**Date:** June 4, 2025  
**Re:** PLNHLC2025-00330, Relocation of 632 S 700 E to 635 E 700 S

## Relocation

**PROPERTY ADDRESS:** 632 S 700 E

**PARCEL ID:** 16-05-353-011-0000

**HISTORIC DISTRICT:** Central City

**ZONING DISTRICT:** H (Historic Preservation Overlay) 21A.34.020 &  
RMF-30 (Low Density Multi-Family Residential District) 21A.24.120

**MASTER PLAN:** Central Community Master Plan – Medium and Low Residential/Mixed-Use

### REQUEST:

A request by Trolley Square Ventures, LLC, to relocate the contributing structure located at 632 S 700 E to 635 E 700 S in the Central City Local Historic District. The property where the structure is currently located and the property where the structure is proposed to be relocated are both zoned RMF-30 (Low Density Multi-Family Residential District). The proposal includes a request for a modification of the required 10' side yard setback to be reduced by 4'-6", for a side yard setback of 5'-6" along the east side lot line.

### RECOMMENDATION:

The Historic Landmark Commission approve the Relocation request with the following conditions:

1. Final site details, including landscaping, parking, and adjustments to setbacks, are delegated to staff.

### ATTACHMENTS:

- A. [ATTACHMENT A: Context Map](#)
- B. [ATTACHMENT B: Site Photographs](#)
- C. [ATTACHMENT C: National Register of Historic Places Form](#)
- D. [ATTACHMENT D: Applicant Materials](#)
- E. [ATTACHMENT E: Analysis of Standards for Relocation](#)

F. [ATTACHMENT F: Department Review Comments](#)

## SITE CONTEXT & STRUCTURE HISTORY

### Site Context

The subject property is located on the west side of 700 East, between 600 South and 700 South (see [Attachment A](#)). This places the home along the eastern boundary of the Central City Local Historic District. The site is also located approximately half a block to the south of Trolley Square, a landmark site and one of the most significant historic resources in the Central City Local Historic District. According to the most recent Central City survey completed in 2013, the structure on the property is rated Eligible Contributing (EC). The structure to the north, at 630 S 700 E, is also rated EC while the property to the south, 634 S 700 E, is currently vacant following the demolition of a noncontributing structure. The structure to the west, at 665 E Ely Place, is also rated EC; however, at the April 4, 2025 Historic Landmark Commission meeting, the structure was approved for demolition.



Figure 1. Subject lot in red, with status of abutting properties for reference.

## Structure History

The subject building was built circa 1915 in the Arts and Crafts style. Building materials include brick foundation, brick piers with wood columns on the porch, wood drop/novelty siding, wood shingle siding in the front porch gable end, exposed wood roof rafters, and an asphalt shingle roof.



*Figure 2. Photo of 632 S 700 E, as of May 2025.*

## PROJECT DESCRIPTION

The proposal is to deconstruct the house at its present location, 632 S 700 E, and then reconstruct it on a vacant lot within the same block, 635 E 700 S. Like the current lot, the new lot is within the Central City Local Historic District and zoned RMF-30. The proposal includes a new foundation, walls, and roof while retaining the existing character-defining features.



Figure 3. Existing lot in red, proposed lot in yellow.

The proposal also includes converting the existing single-family dwelling to a two-family dwelling, which is a permitted use in RMF-30. The minimum lot area required for a two-family dwelling in RMF-30 is 4,000 square feet (SF); the new lot, 635 E 700 S, is 4,900.5 SF in area. Should the Relocation request be approved, the applicant will be required to meet all standards of the RMF-30 District, including parking. To accommodate parking, the applicant is proposing a parking pad with a detached garage at the rear of the site. The detached garage is not under consideration as part of this petition and will be processed as part of a future, separate Minor Alteration application.

The proposed relocation is part of an overarching project to redevelop the subject lot and surrounding properties into either a multi-family residential or mixed-use development, which would require a New Construction application and a decision from the Historic Landmark Commission. The redevelopment of the subject lot is not under consideration as part of this petition.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for Relocation in the Central City Historic District. The Historic Landmark Commission (HLC) has decision making authority for this review. The Commission may make modifications to the overall building and accessory structure height, building and accessory structure wall height, access structure square footage, fence and retaining wall height, signs as they apply to Section 21A.46.070, and may make any modification to bulk and lot regulations of the district.

## KEY CONSIDERATION

### Requested Modification

The HLC may approve certain modifications to the underlying zoning district through the Relocation process, per section [21A.06.050.C.6](#). In the RMF-30 District, two-family dwellings are required to provide minimum side yard setbacks of 4' on one side and 10' on the other. The applicant is requesting a modification of the required 10' side yard setback to be reduced to 5'-6" along the east side lot line.

Staff is recommending approval of the requested modification. Approving the proposed modification enables the reconstructed building to match its historic setbacks (existing and proposed lots are both 33' wide) and more appropriately fit within the context of the block and the neighborhood. Strict adherence to the applicable standards would ignore the historic development pattern and prevent the building from being relocated to 635 E 700 S.

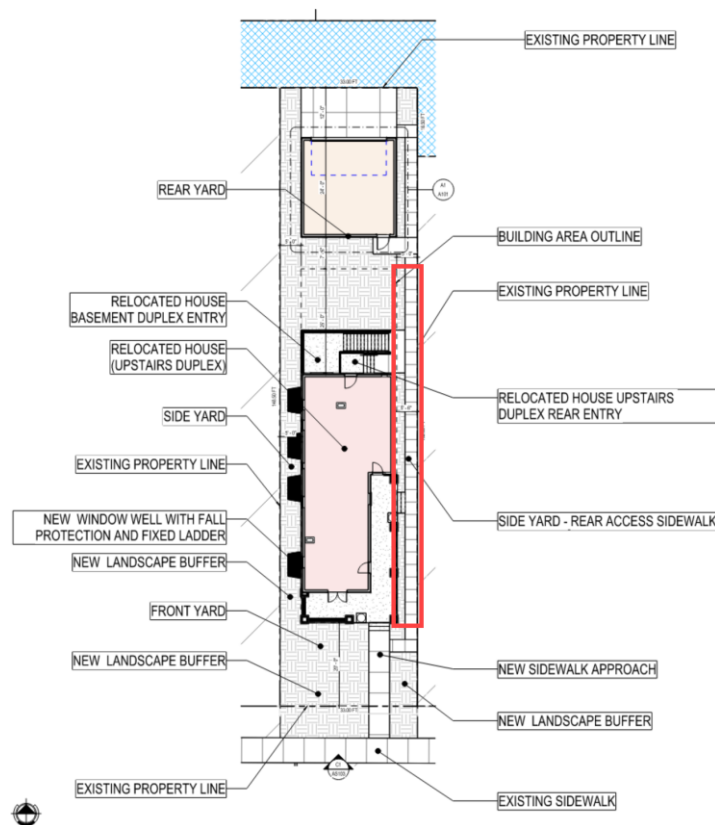


Figure 4. The requested modification for the side yard setback highlighted above in red. The setback is proposed to be modified from 10' to 5'-6"

## **STAFF RECOMMENDATION**

As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed Relocation, with the requested modification and conditions of approval, meets the applicable standards of approval. Staff recommends the Historic Landmark Commission approve the Relocation request with the identified conditions.

## **NEXT STEPS**

### **Approval of the Request**

If the request for Relocation is granted by the HLC, the applicant may proceed with the project as presented in the Staff Report and will be required to obtain all necessary approvals and permits for the proposed Relocation of 632 S 700 E to 635 E 700 S.

### **Denial of the Request**

If the request is denied by the HLC, the applicant will not be issued a COA and the building will remain at the current location, on 632 S 700 E.

# ATTACHMENT A: Context Map



*Existing lot in red, proposed lot in yellow.*

# ATTACHMENT B: Site Photographs

---



# **ATTACHMENT C: National Register of Historic Places Form**

---

# HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

## 1. Identification

Property Name:

Address: 632 S 700 EAST

City: SALT LAKE CITY

County: SALT LAKE COUNTY

ID#: 31897

Old ID#: 266225

Plat:

Block:

Site:

## 2. Documentation/Status

Evaluation: ( B ) ELIGIBLE/CONTRIBUTING

National Register Status:

EAST SIDE HISTORIC DISTRICT

Date Listed 8/22/1996 Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

### Dates Surveyed / Added to SHPO Files

Recon. Level Survey: 01 / 94

Intensive Level Survey: /

General/Misc. File: /

## 3. Building Information

Date(s) of Construction: 1915 c.

Height (# stories): 1

Original Use SINGLE DWELLING

Outbldgs: Contrib. Non-Contrib. 0

Plan/Type: SIDE PASSAGE/ENTRY

Style(s): ARTS & CRAFTS  
VERNACULAR

Material(s) SHINGLE SIDING  
SHIP-LAP SIDING

Architect(s):

Comments:

## 4. Other SHPO File Information

Federal Tax Project No.(s)

State Tax Project No.(s)

106 Case No..

Devel. Grant:

Historic Photo Date:

HABS/HAER:

H I S T O R I C   S I T E   F O R M  
(UHCS version)  
Utah State Historic Preservation Office

1. IDENTIFICATION =====

Name of Property:  
Address:           632 S 700 EAST  
City, County:       SALT LAKE CITY, SALT LAKE COUNTY  
  
UHCS ID#:   0266225

2. DOCUMENTATION/STATUS =====

Evaluation: (B) ELIGIBLE/CONTRIB  
  
Dates Surveyed or Added to Filing System:  
  
  General/Misc. File:   /  
  
  Reconnaissance Survey: 01/94  
  
  Intensive Level Survey:   /  
  
  National Register Listing: 960822  
    National Register Status: CENTRAL CITY HISTORIC DIST.  
    Thematic or Multiple Property:  
  
Other Documentation  
  
  106 Case Number:  
  
  HABS/HAER Number:

3. BUILDING INFORMATION =====

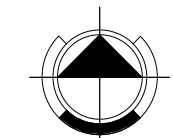
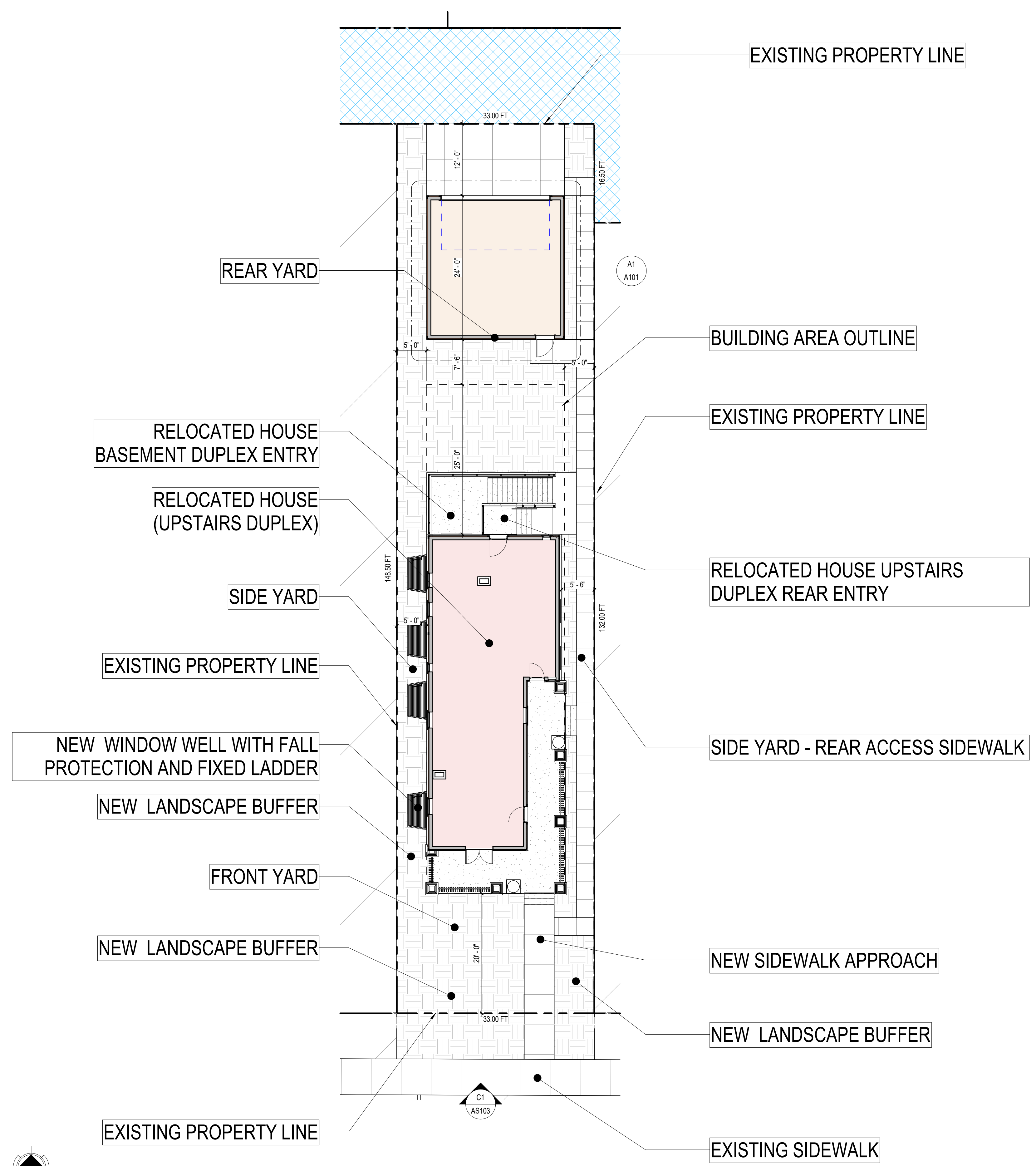
Date(s) of Construction:   c. 1915  
  
Height (in stories):   1  
  
Plan/Type:           SIDE PASSAGE/ENTRY  
  
Original Use:       SINGLE DWELLING  
  
Materials:           SHIP-LAP SIDING       SHINGLE SIDING  
  
Styles:   VERNACULAR       ARTS & CRAFTS  
  
Themes:  
  
Outbuildings (total/contrib.):   /  
  
Comments:

# **ATTACHMENT D: Applicant Materials**

---

Autodesk Docs://TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt  
PRINTED AT: 5/8/2025 2:53:29 PM

1 2 3 4 5 6

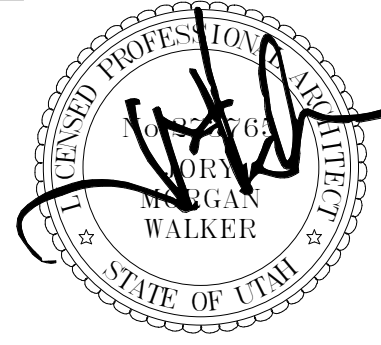


A3 ARCHITECTURAL SITE PLAN  
AS101 1" = 10'-0"

1 2 3 4 5 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D				

TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**becherwalker**  
Architecture/interiors  
3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121  
P: 801.438.8600  
F: 801.438.8601  
BEECHERWALKER.COM

PROJECT NUMBER  
301.2302

DWN BY: DG  
CHKD BY: DG

ENTITLEMENTS

ARCHITECTURAL SITE PLAN

DRAWING NUMBER  
**AS101**



EXISTING LOCATION BUILDING #5 EAST ELEVATION



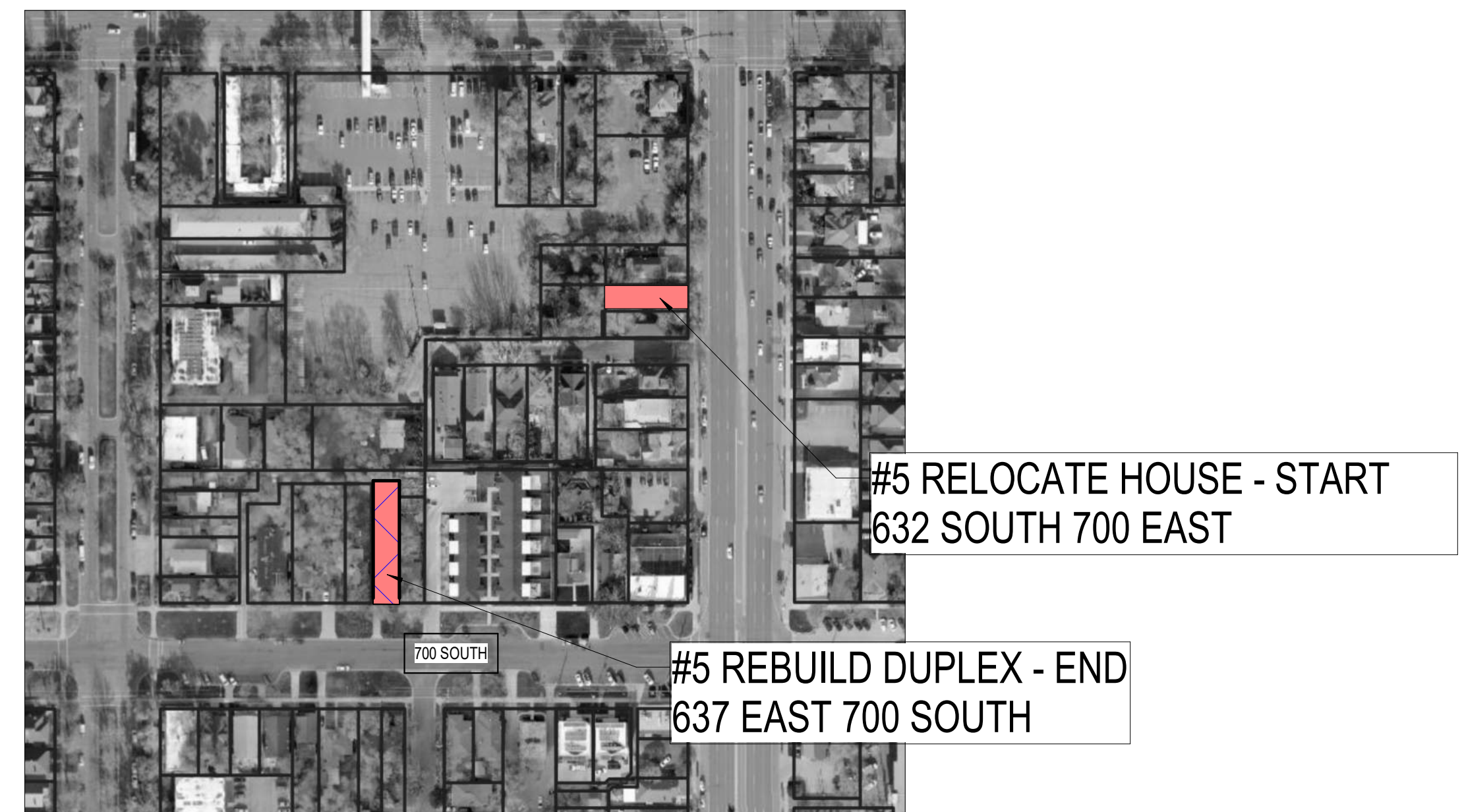
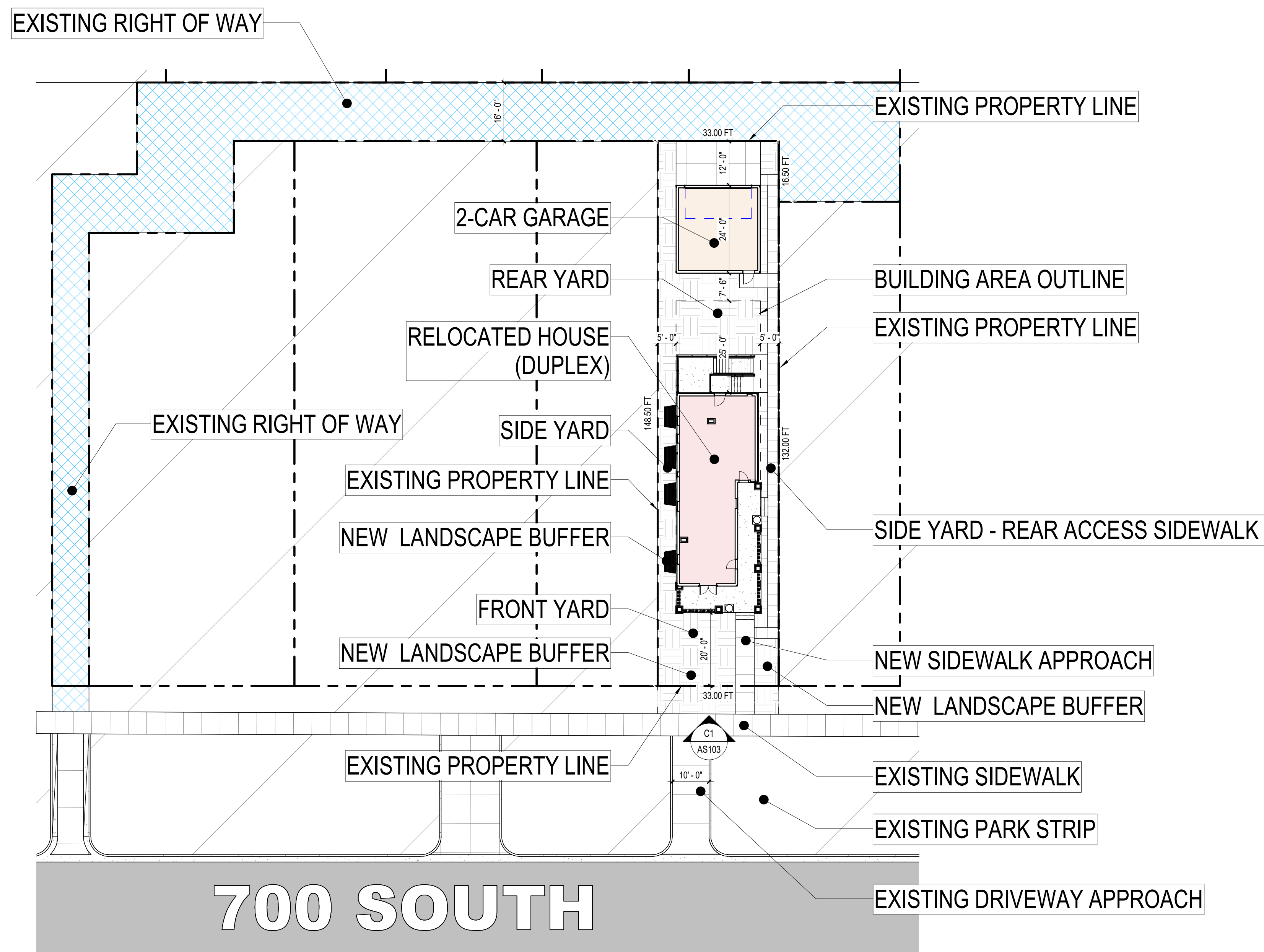
EXISTING LOCATION BUILDING #5 WEST ELEVATION



EXISTING LOCATION BUILDING #5 NORTH ELEVATION

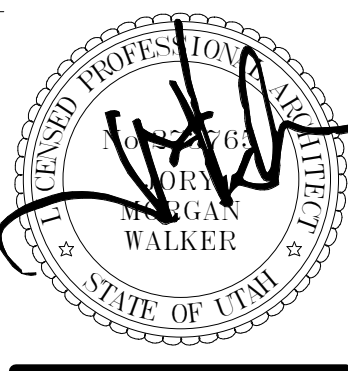


EXISTING LOCATION BUILDING #5 SOUTH ELEVATION



MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**becherwalker**  
Architecture/Interiors  
3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121  
P: 801.438.8600  
F: 801.438.8601

PROJECT NUMBER  
301.2302

DWN BY  
DS

CHKD BY  
DC

ENTITLEMENTS

ON / OFF SITE #5  
BUILDING  
DECONSTRUCT,  
RELOCATE AND  
REBUILD PLAN

DRAWING NUMBER

**AS102**

1 2 3 4 5 6



APPROXIMATE GRADE LINE

EXISTING RESIDENCE:  
631 EAST 700 SOUTH

EXISTING RESIDENCE:  
637 EAST 700 SOUTH

EXISTING RESIDENCE:  
645 EAST 700 SOUTH

C1 637 EAST 700 SOUTH - SOUTH STREET ELEVATION  
AS103 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. #	REV. DESCRIPTION	REV. DATE

TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**beecherwalker**  
Architecture/Interiors  
BEECHERWALKER.COM  
P: 801.438.8600 | 3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121

PROJECT NUMBER  
301.2302

DWN BY: DG    CHKD BY: DG

ENTITLEMENTS

ARCHITECTURAL SITE  
PLAN - ELEVATIONS

DRAWING NUMBER  
**AS103**

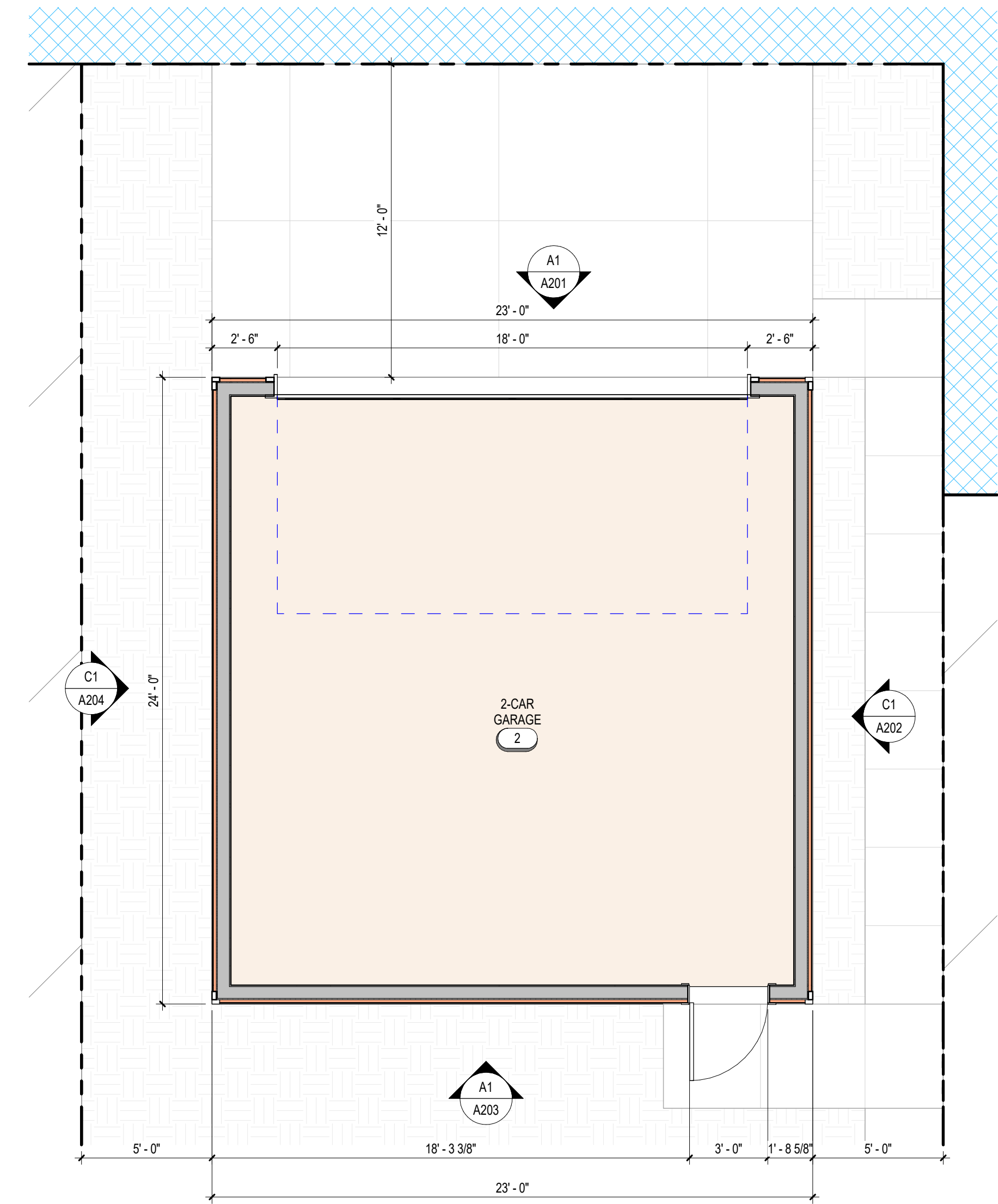
1 2 3 4 5 6

Autodesk Docs/TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt  
PRINTED AT: 5/8/2025 2:53:31 PM  
This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Use is restricted to the project and site identified on the drawing. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.



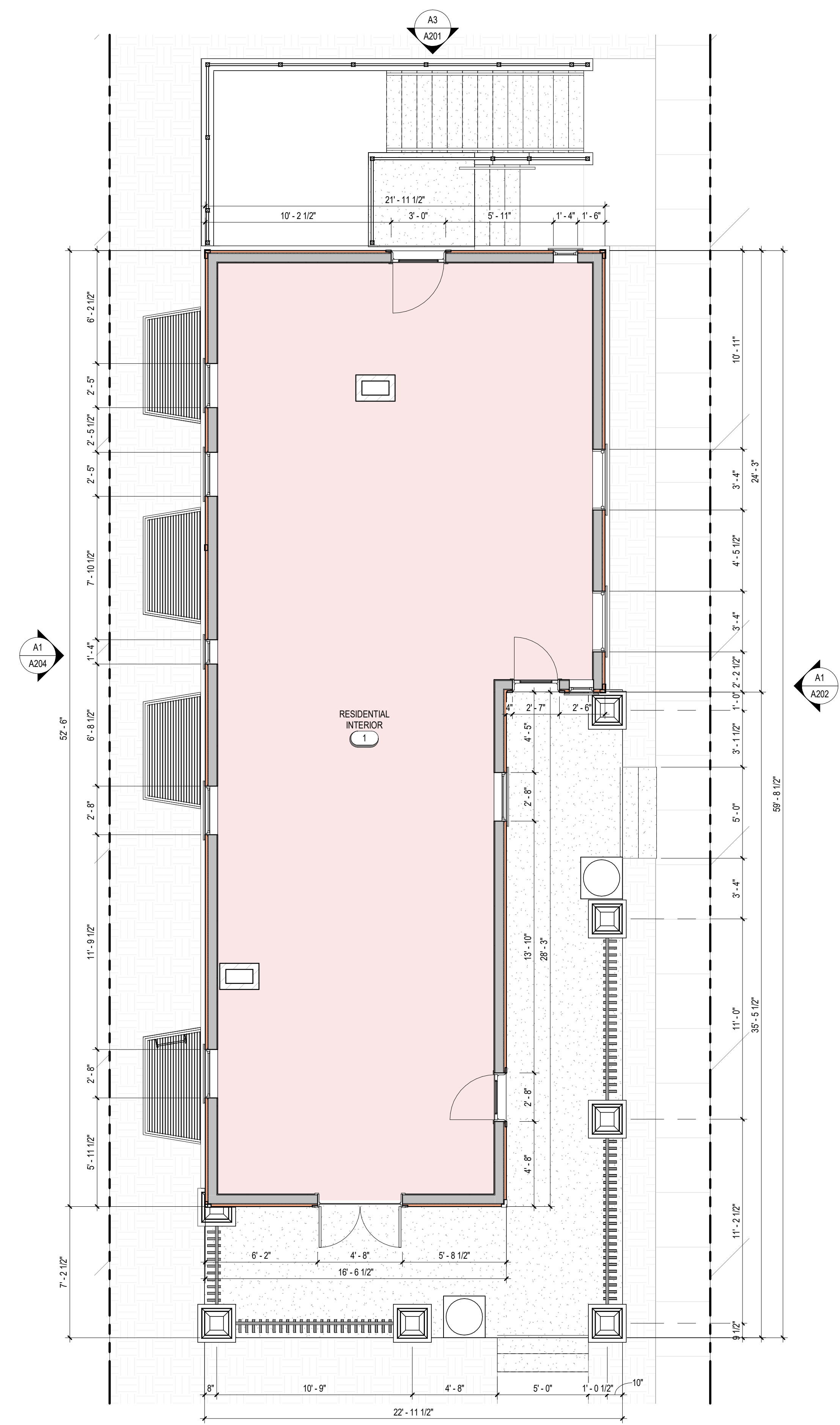
Autodesk Docs://TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt  
 PRINTED AT 5/8/2025 4:20:04 PM  
 This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Use is restricted to the project and site for which it was prepared. © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

1 2 3 4 5 6



A1 FLOOR PLAN - GARAGE  
 A101 1/4" = 1'-0"

1 2 3 4 5 6

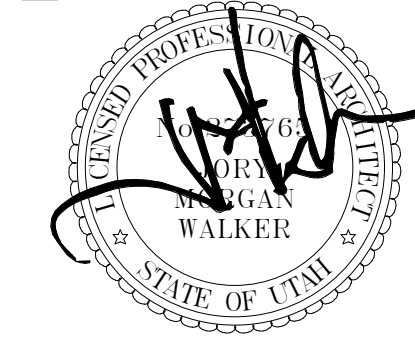


A4 LEVEL 1 FLOOR PLAN  
 A101 1/4" = 1'-0"

1 2 3 4 5 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D				

TROLLEY VILLAGE HOUSE  
 637 EAST 700 SOUTH  
 SALT LAKE CITY, UTAH 84102



**beecherwalker**  
 Architecture/interiors  
 801.438.8600 3115 EAST LION LANE, #200 HOLLADAY, UTAH 84121  
 BEECHERWALKER.COM

PROJECT NUMBER  
 301.2302  
 DWN BY DS CHKD BY DC  
 ENTITLEMENTS

LEVEL 1 FLOOR PLAN  
 DRAWING NUMBER  
**A101**

This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

Autodesk Docs://TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt

PRINTED AT: 5/8/2025 3:59:36 PM

1

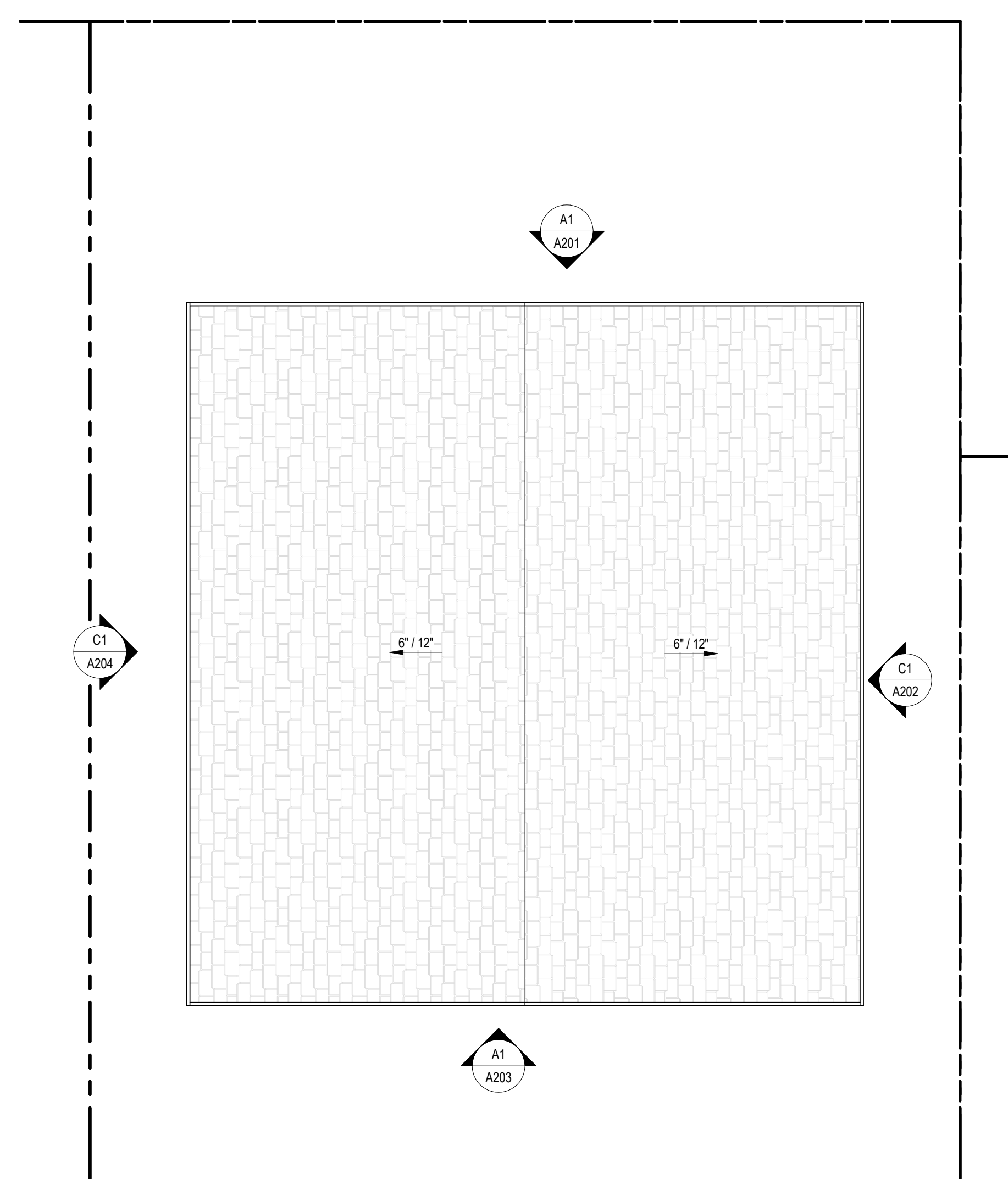
2

3

4

5

6



A1  
A109 ROOF PLAN - GARAGE  
1/4" = 1'-0"

1

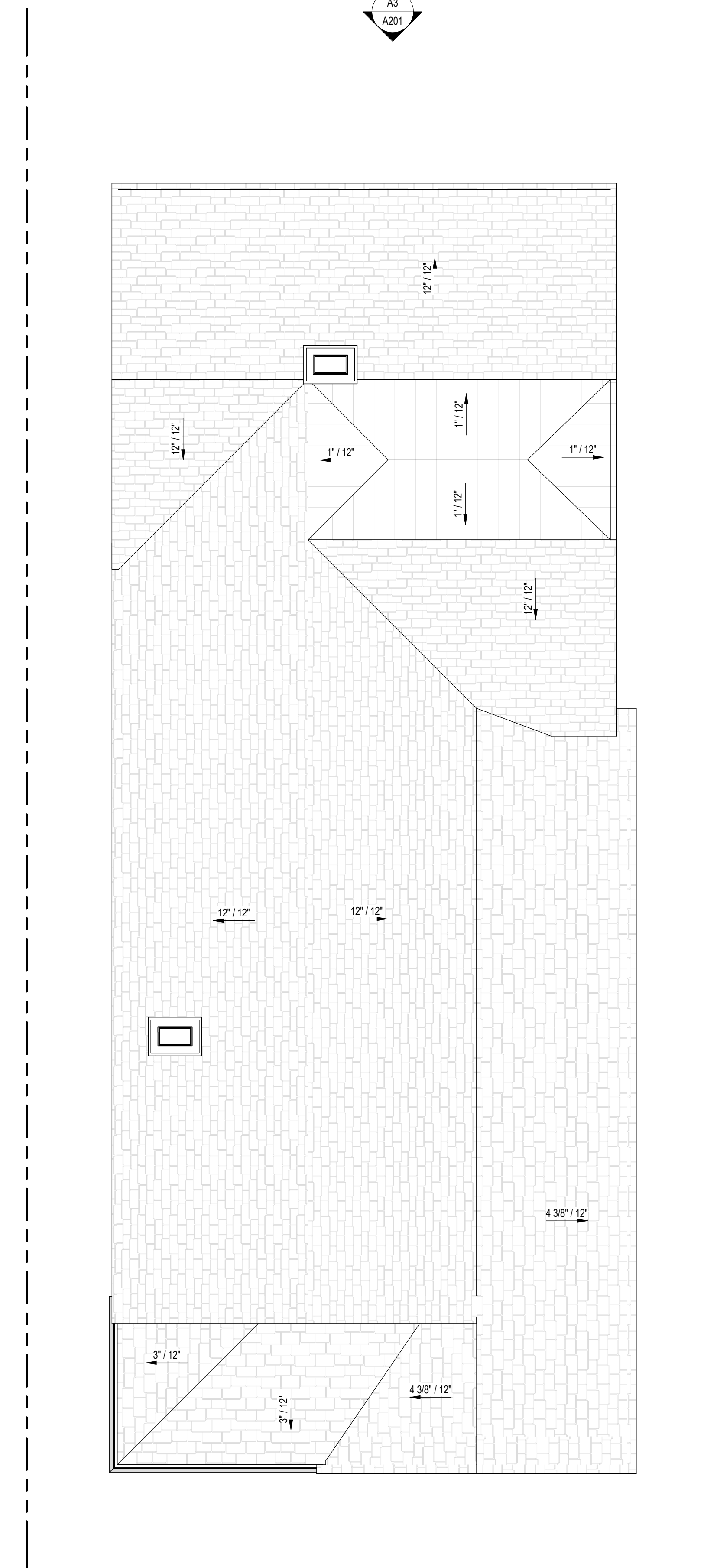
2

3

4

5

6



A4  
A109 ROOF PLAN  
1/4" = 1'-0"

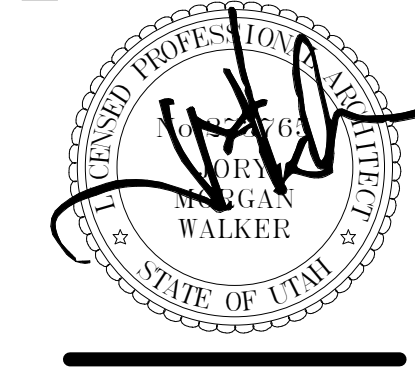
4

5

6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**becherwalker**  
Architecture/Interiors  
3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121  
P: 801.438.8600  
F: 801.438.8601  
BEECHERWALKER.COM

PROJECT NUMBER  
301.2302  
DWN BY: DG  
CHKD BY: DG  
ENTITLEMENTS

ROOF PLAN  
DRAWING NUMBER  
**A109**

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use or reproduction is prohibited. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

1

2


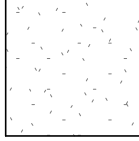
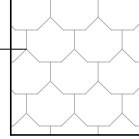

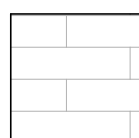
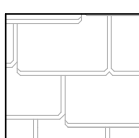
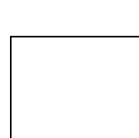
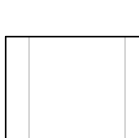
3

4

5

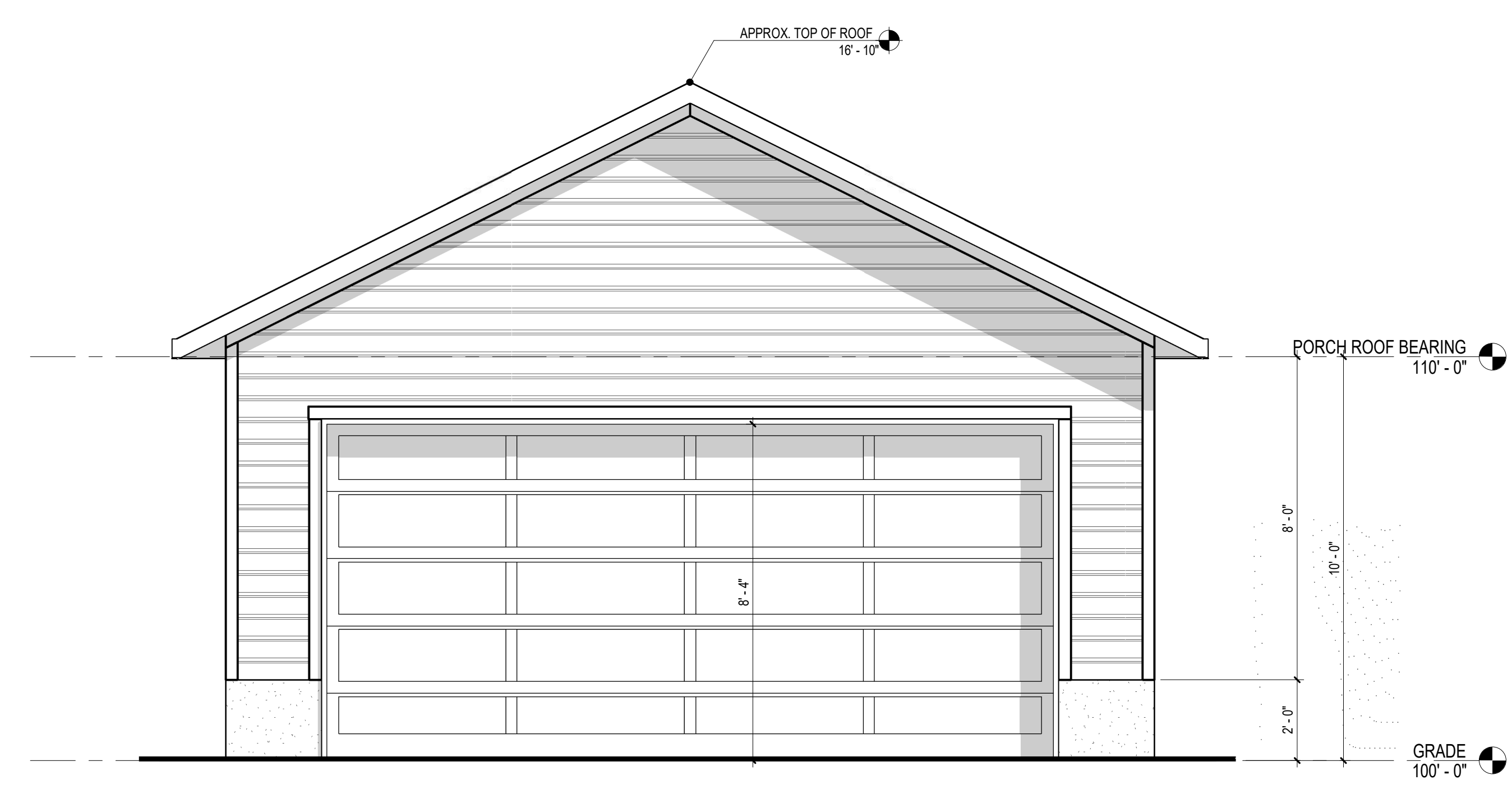
6

**EXTERIOR MATERIALS LEGEND**

 <p>EX-1: CUSTOM CUT LAP SIDING WITH 1" REVEAL TO MATCH EXISTING PROFILE. COLOR MATCH EXISTING</p>	 <p>EX-6: NEW CONCRETE</p>
 <p>EX-2: NEW CUSTOM CUT CEDAR SHAKE HEXAGON SIDING 6" W WITH 4" REVEAL. COLOR MATCH EXISTING</p>	 <p>EX-8: NEW WOOD FASCIA TO MATCH EXISTING PROFILES. COLOR MATCH EXISTING</p>
 <p>EX-3: DECONSTRUCT EXISTING BRICK AND REUSE BRICK AT NEW LOCATION</p>	 <p>EX-7: NEW GAF - WOODLAND - CEDARWOOD ABBEY SHINGLES</p>
 <p>EX-4: NEW WOOD TRIM TO MATCH EXISTING PROFILES</p>	 <p>EX-8: NEW METAL STANDING SEAM WITH 12" RIB SPACING</p>

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
D			

C



A1 2-CAR GARAGE NORTH ELEVATION  
A201 3/8" = 1'-0"

1

2

3



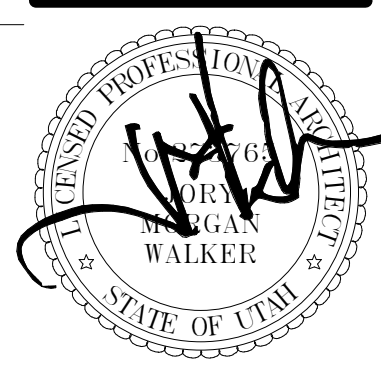
A3 NORTH ELEVATION  
A201 3/8" = 1'-0"

4

5

6

TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**beecherwalker**  
Architecture/Interiors  
BEECHERWALKER.COM  
P: 801.438.8600 3115 EAST LION LANE #200 HOLLADAY, UTAH 84121  
F: 801.438.8601

PROJECT NUMBER  
301.2302

DWN BY: DG CHKD BY: DG

ENTITLEMENTS

EXTERIOR ELEVATIONS

DRAWING NUMBER

**A201**

PRINTED AT: 5/8/2025 2:53:21 PM

1

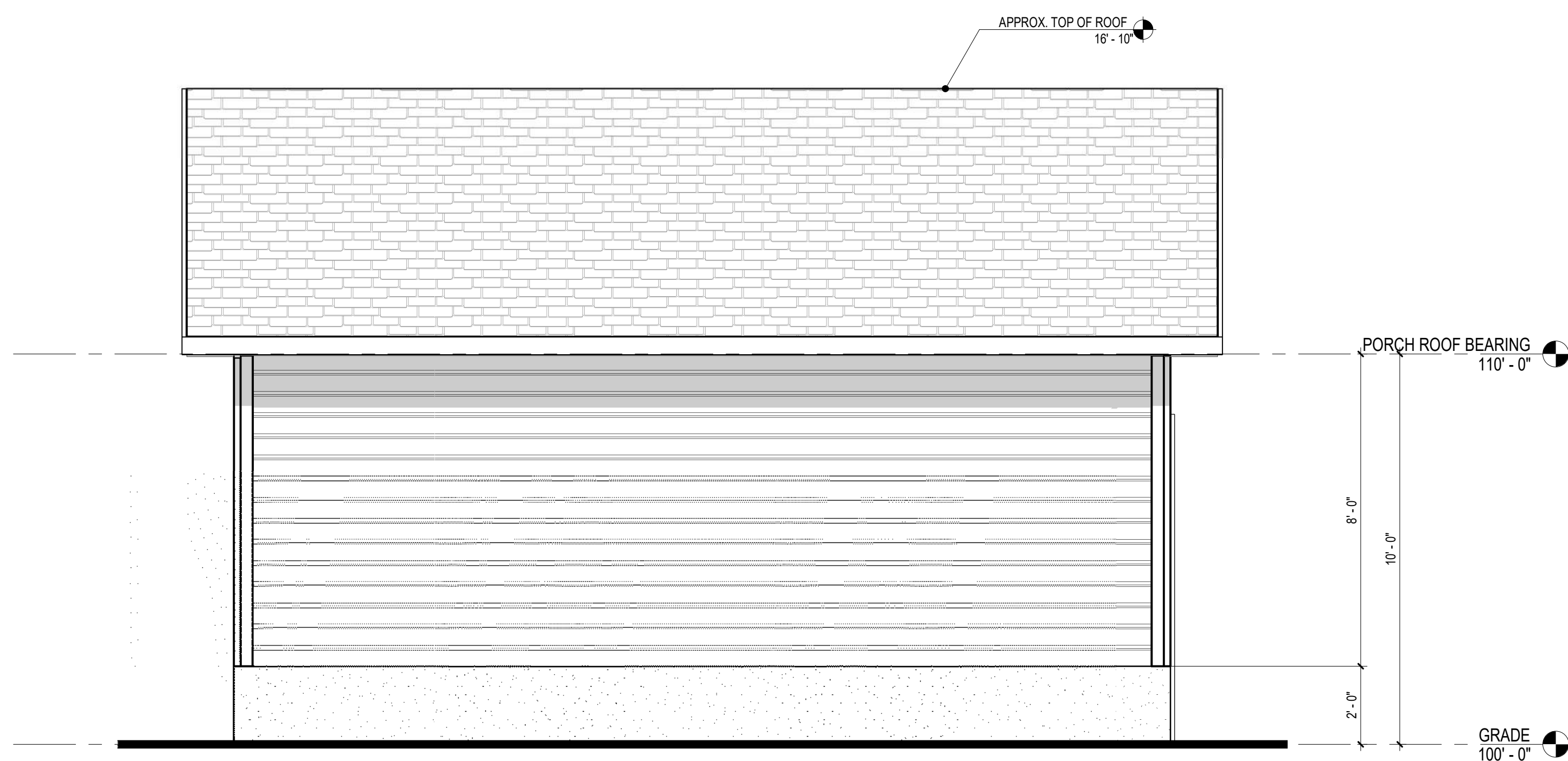
2

3

4

5

6

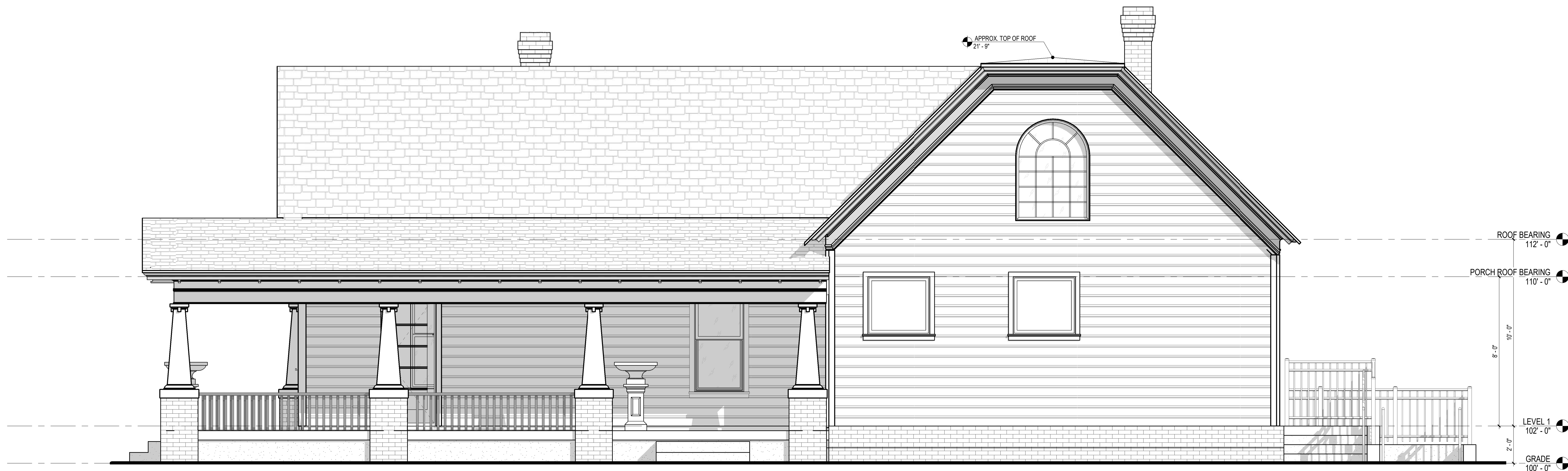


EXTERIOR MATERIALS LEGEND

<p>EX-1 CUSTOM CUT LAP SIDING WITH 1" REVEAL TO MATCH EXISTING PROFILE. COLOR MATCH EXISTING</p>	<p>EX-5 NEW CONCRETE</p>
<p>EX-2 NEW CUSTOM CUT CEDAR SHAKE HEXAGON SIDING 6" W WITH 4" REVEAL. COLOR MATCH EXISTING</p>	<p>EX-6 NEW WOOD FASCIA TO MATCH EXISTING PROFILES. COLOR MATCH EXISTING</p>
<p>EX-3 DECONSTRUCT EXISTING BRICK AND REUSE BRICK AT NEW LOCATION</p>	<p>EX-7 NEW GAF - WOODLAND - CEDARWOOD ABBEY SHINGLES</p>
<p>EX-4 NEW WOOD TRIM TO MATCH EXISTING PROFILES</p>	<p>EX-8 NEW METAL STANDING SEAM WITH 12" RIB SPACING</p>

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE	REV. DESCRIPTION
D				

C1 2-CAR GARAGE EAST ELEVATION  
A202 3/8" = 1'-0"



A1 EAST ELEVATION  
A202 3/8" = 1'-0"

1

2

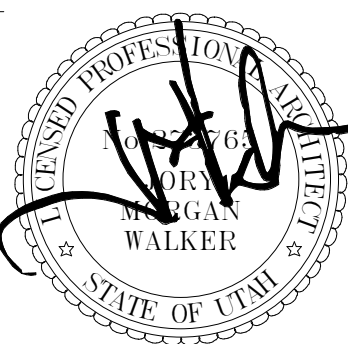
3

4

5

6

TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



beeherwalker  
Architecture Interiors  
BEEHERWALKER.COM  
P.O. BOX 438 8600 3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121  
P: 801.438.8601

PROJECT NUMBER	301.2302
DWN BY	CHKD BY
DG	DG

ENTITLEMENTS

EXTERIOR ELEVATIONS

DRAWING NUMBER

A202

This drawing is an instrument of professional service, in the property of BEEHERWALKER ARCHITECTURE INTERIORS, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of the authorized representative of BEEHERWALKER ARCHITECTURE INTERIORS, L.L.C. Unauthorized use or reproduction is prohibited. Copyright © 2025 BEEHERWALKER ARCHITECTURE INTERIORS, L.L.C.

Autodesk Docs://TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt

PRINTED AT 5/8/2025 2:53:22 PM

This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use or reproduction is prohibited. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

1

2

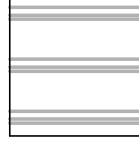
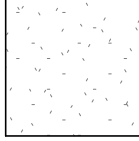
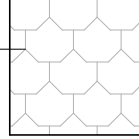

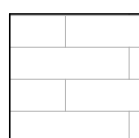
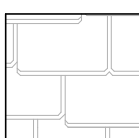
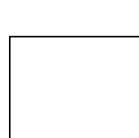
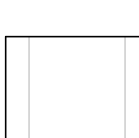
3

4

5

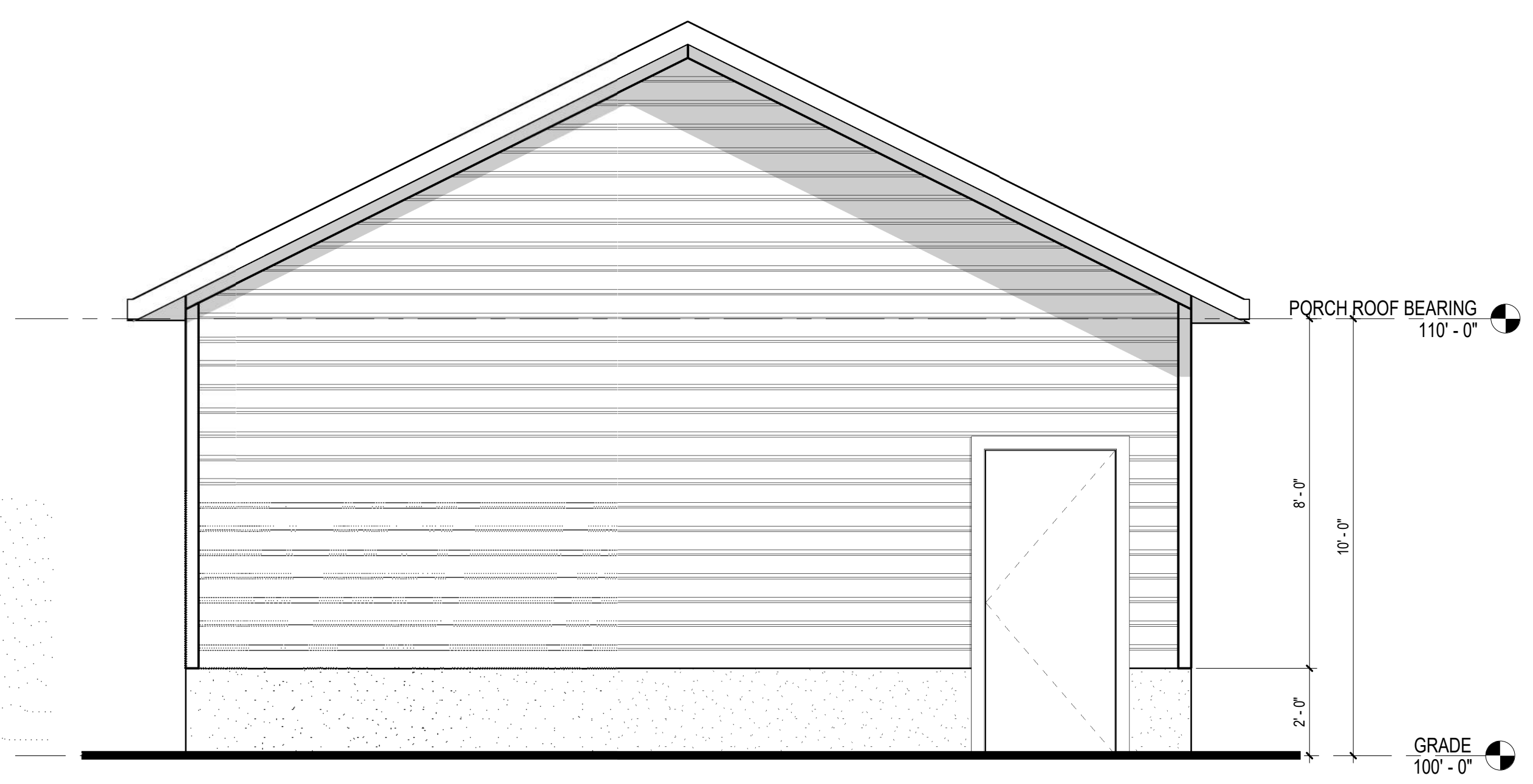
6

EXTERIOR MATERIALS LEGEND

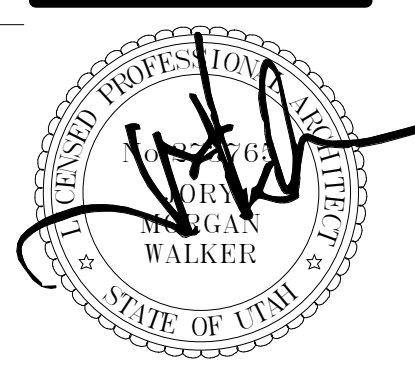
 <p>EX-1 CUSTOM CUT LAP SIDING WITH 1" REVEAL TO MATCH EXISTING PROFILE. COLOR MATCH EXISTING</p>	 <p>EX-6 NEW CONCRETE</p>
 <p>EX-2 NEW CUSTOM CUT CEDAR SHAKE HEXAGON SIDING 6" W WITH 4" REVEAL. COLOR MATCH EXISTING</p>	 <p>EX-8 NEW WOOD FASCIA TO MATCH EXISTING PROFILES. COLOR MATCH EXISTING</p>
 <p>EX-3 DECONSTRUCT EXISTING BRICK AND REUSE BRICK AT NEW LOCATION</p>	 <p>EX-7 NEW GAF - WOODLAND - CEDARWOOD ABBEY SHINGLES</p>
 <p>EX-4 NEW WOOD TRIM TO MATCH EXISTING PROFILES</p>	 <p>EX-8 NEW METAL STANDING SEAM WITH 12" RIB SPACING</p>

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
D			

C



TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**becherwalker**  
Architecture Interiors  
BEECHERWALKER.COM  
P: 801.438.8600 | 3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
F: 801.438.8601

PROJECT NUMBER  
301.2302

DWN BY  
DS

CHKD BY  
DS

ENTITLEMENTS

EXTERIOR ELEVATIONS

DRAWING NUMBER

**A203**

PRINTED AT 5/8/2025 2:53:24 PM

A1 2-CAR GARAGE SOUTH ELEVATION  
A203 3/8" = 1'-0"

A3 SOUTH ELEVATION  
A203 3/8" = 1'-0"

1

2

3

4

5

6

This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use or reproduction is prohibited. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

1

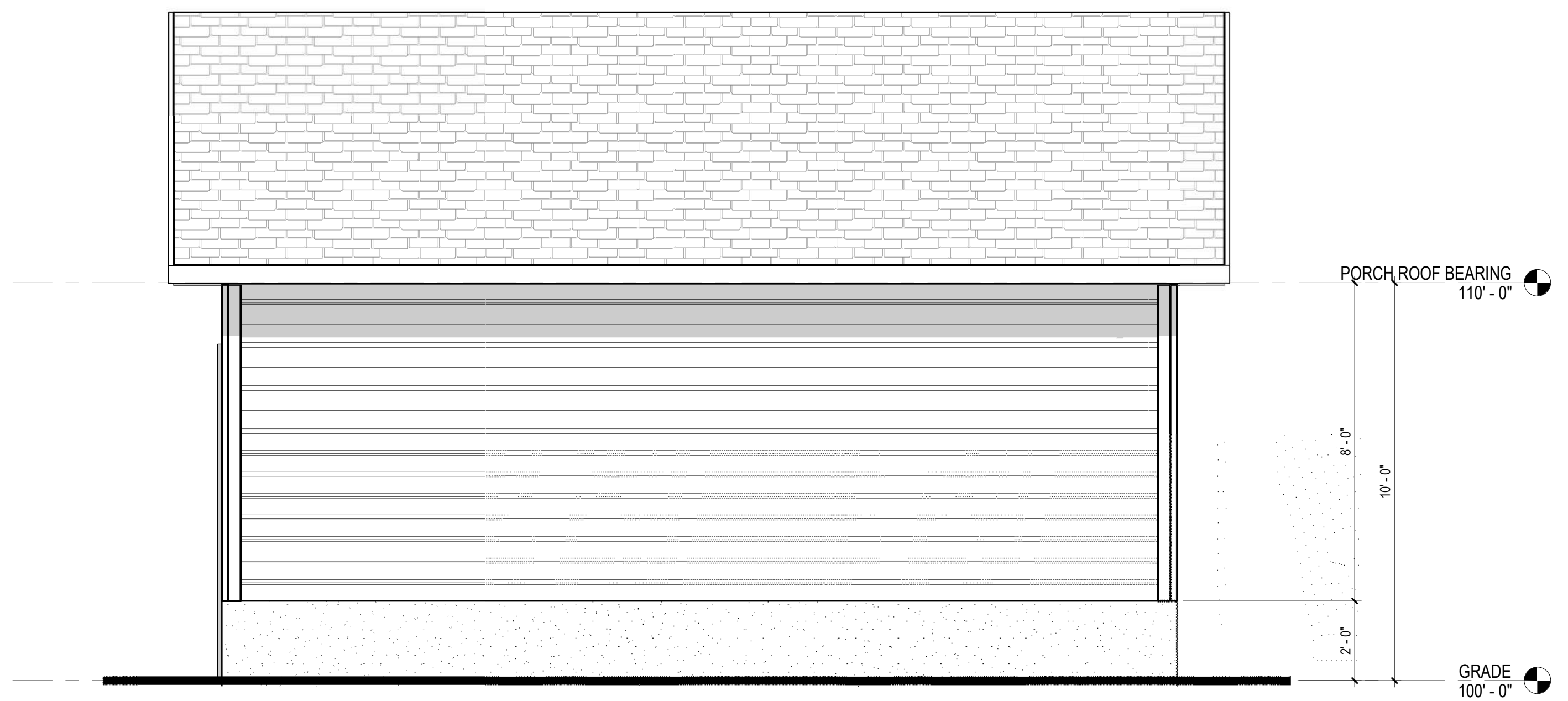
2

3

4

5

6



**EXTERIOR MATERIALS LEGEND**

<p>EX-1 CUSTOM CUT LAP SIDING WITH 1" REVEAL TO MATCH EXISTING PROFILE. COLOR MATCH EXISTING</p>	<p>EX-5 NEW CONCRETE</p>
<p>EX-2 NEW CUSTOM CUT CEDAR SHAKE HEXAGON SIDING 6" W WITH 4" REVEAL. COLOR MATCH EXISTING</p>	<p>EX-6 NEW WOOD FASCIA TO MATCH EXISTING PROFILES. COLOR MATCH EXISTING</p>
<p>EX-3 DECONSTRUCT EXISTING BRICK AND REUSE BRICK AT NEW LOCATION</p>	<p>EX-7 NEW GAF - WOODLAND - CEDARWOOD ABBEY SHINGLES</p>
<p>EX-4 NEW WOOD TRIM TO MATCH EXISTING PROFILES</p>	<p>EX-8 NEW METAL STANDING SEAM WITH 12" RIB SPACING</p>

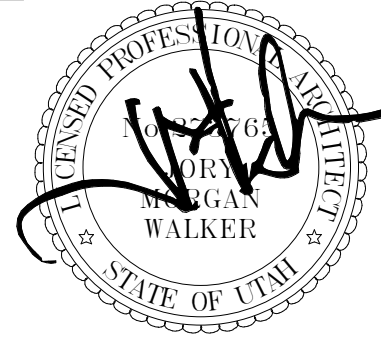
MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
D			

C1 2-CAR GARAGE WEST ELEVATION  
A204 3/8" = 1'-0"

AutoDesk Docs/TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).J4



TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**beecherwalker**  
 Architecture Interiors  
 3115 EAST LION LANE #200  
 HOLLADAY, UTAH 84121  
 P: 801.438.8600  
 F: 801.438.8601  
 BEECHERWALKER.COM

PROJECT NUMBER 301.2302	
DWN BY DG	CHKD BY DG

ENTITLEMENTS  
EXTERIOR ELEVATIONS  
DRAWING NUMBER

**A204**

A1 WEST ELEVATION  
A204 3/8" = 1'-0"

1

2

3

4

5

6

PRINTED AT 5/8/2025 2:53:25 PM

1

2

3

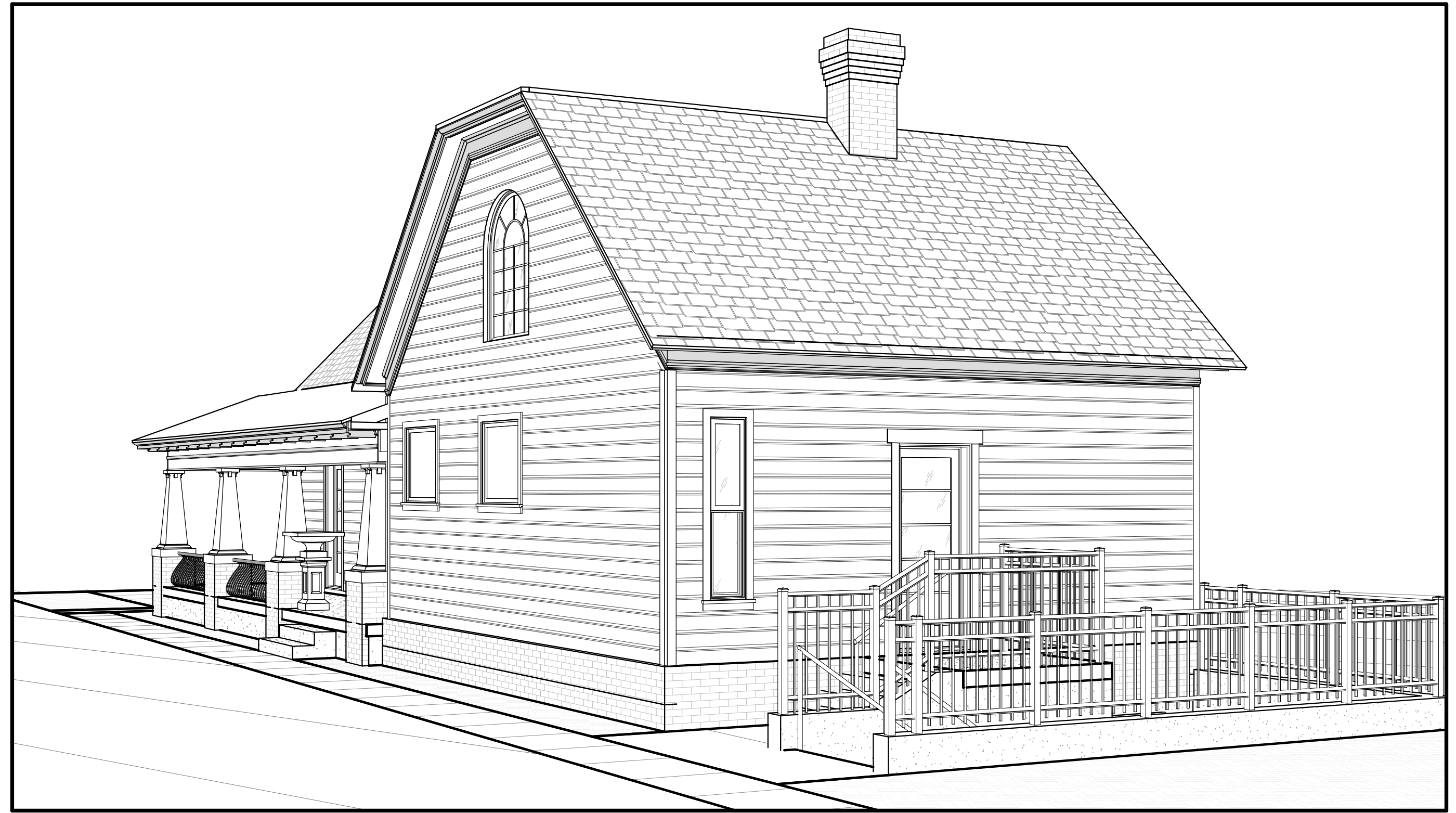
4

5

6



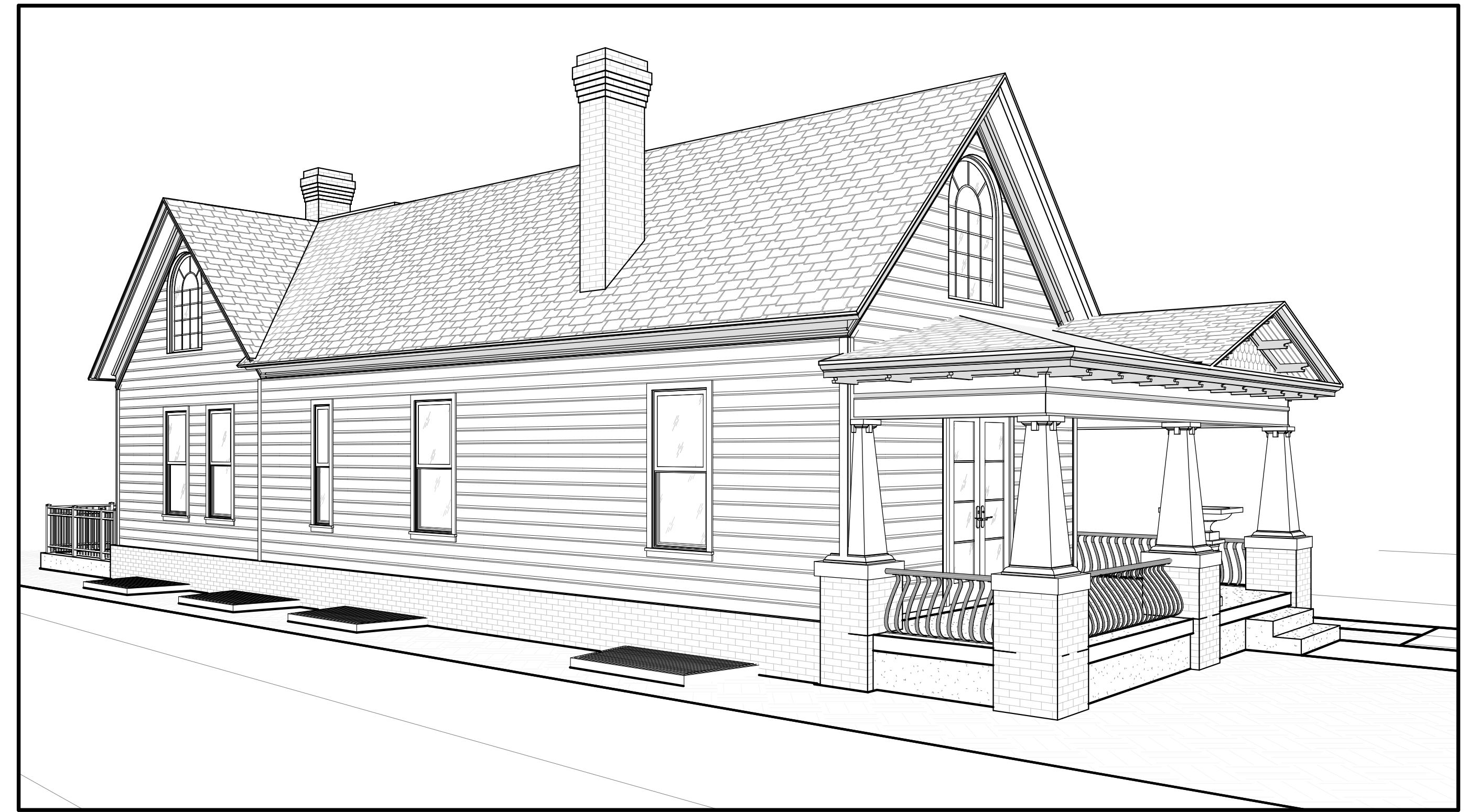
C1 NORTH WEST CORNER - PERSPECTIVE VIEW  
A901



C4 NORTHEAST CORNER - PERSPECTIVE VIEW  
A901



A1 SOUTHEAST CORNER - PERSPECTIVE VIEW  
A901



A4 SOUTHWEST CORNER - PERSPECTIVE VIEW  
A901

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

**TROLLEY VILLAGE HOUSE**  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



**beecherwalker**  
Architecture/interiors  
3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121  
P: 801.438.8600  
F: 801.438.8601  
BEECHERWALKER.COM

PROJECT NUMBER  
301.2302

DWN BY: Author  
CHKD BY: Checker

ENTITLEMENTS

PERSPECTIVE VIEWS

DRAWING NUMBER

**A901**

This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

Autodesk Docs://TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt

PRINTED AT: 5/8/2025 2:53:28 PM

1

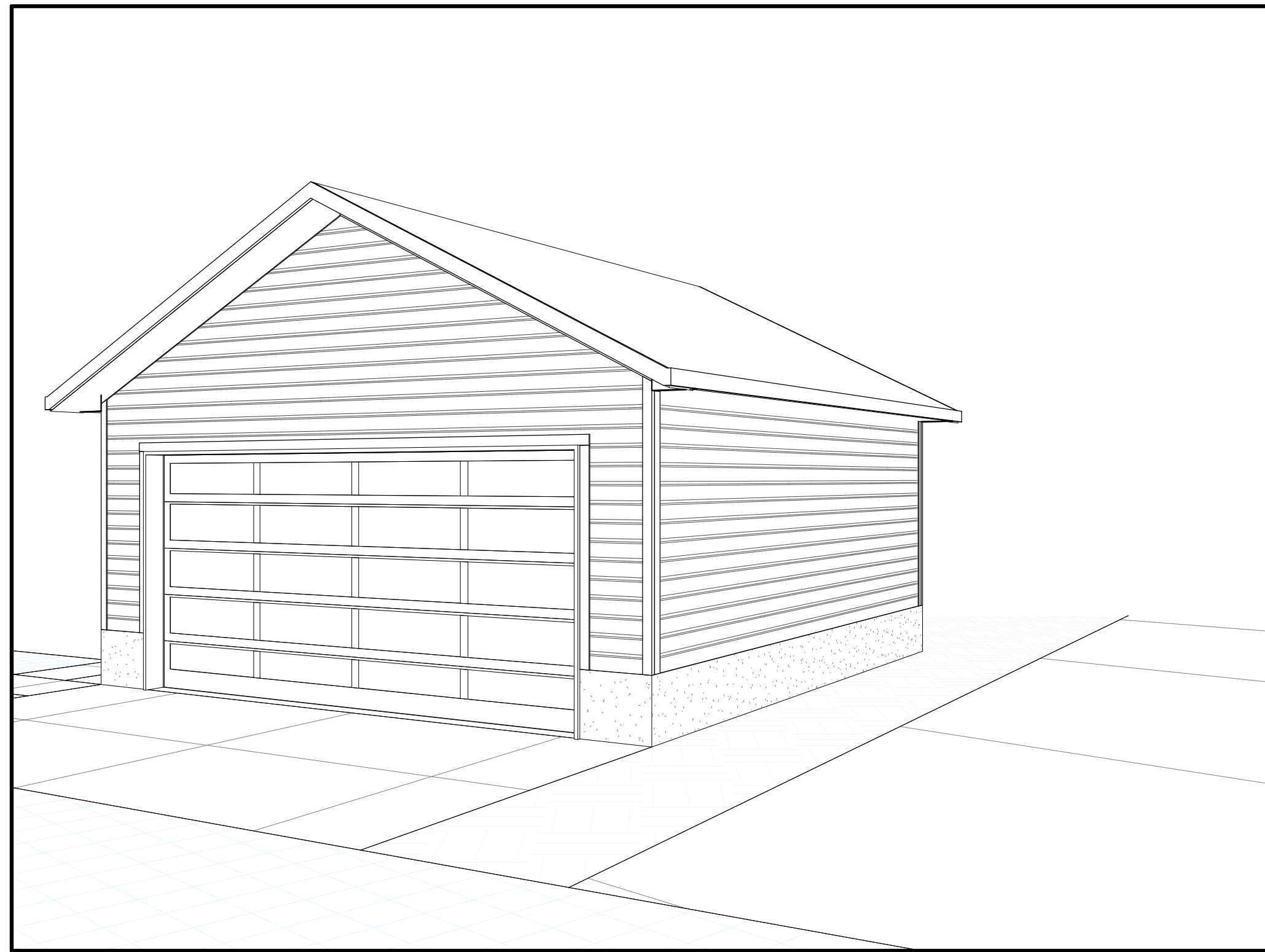
2

3

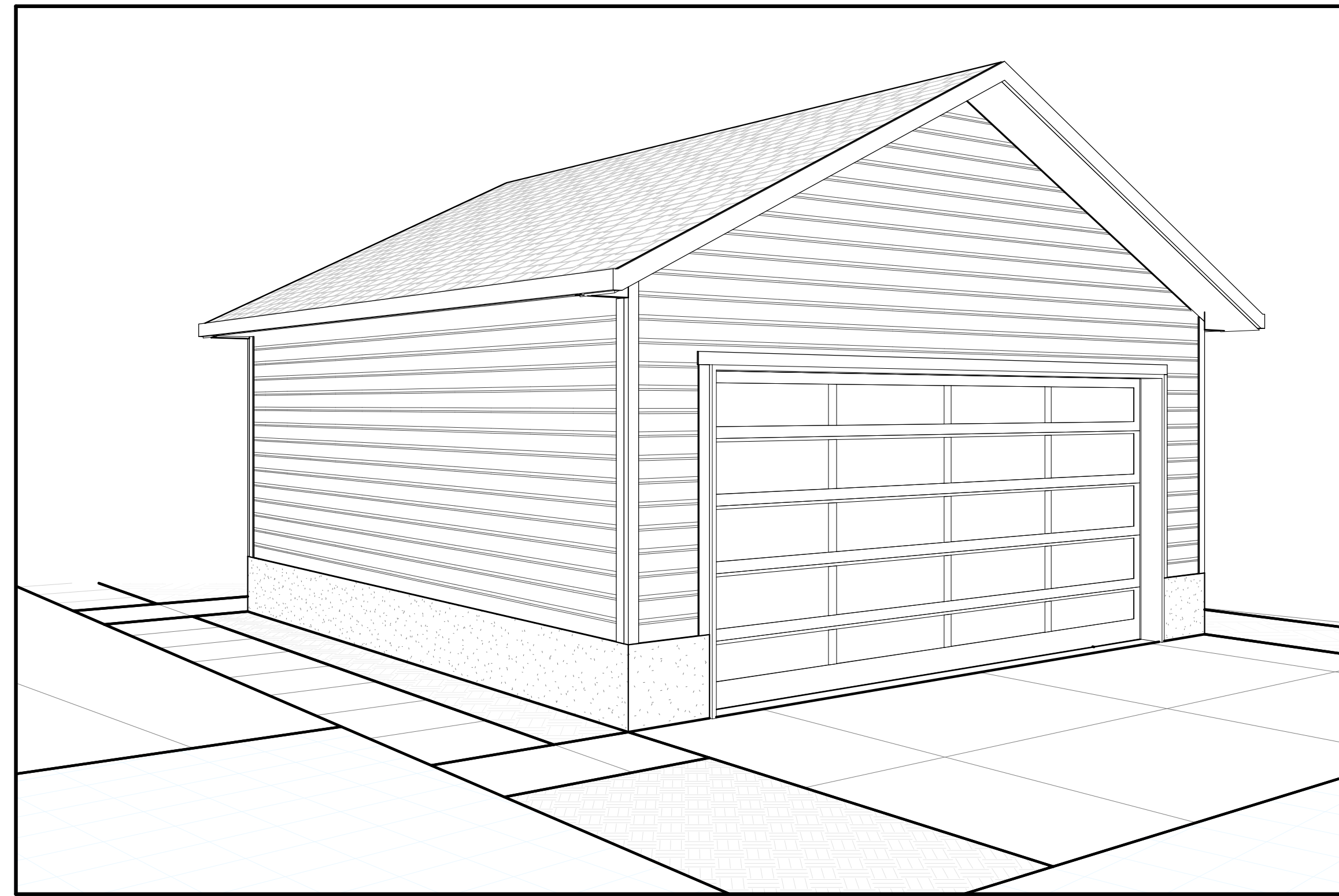
4

5

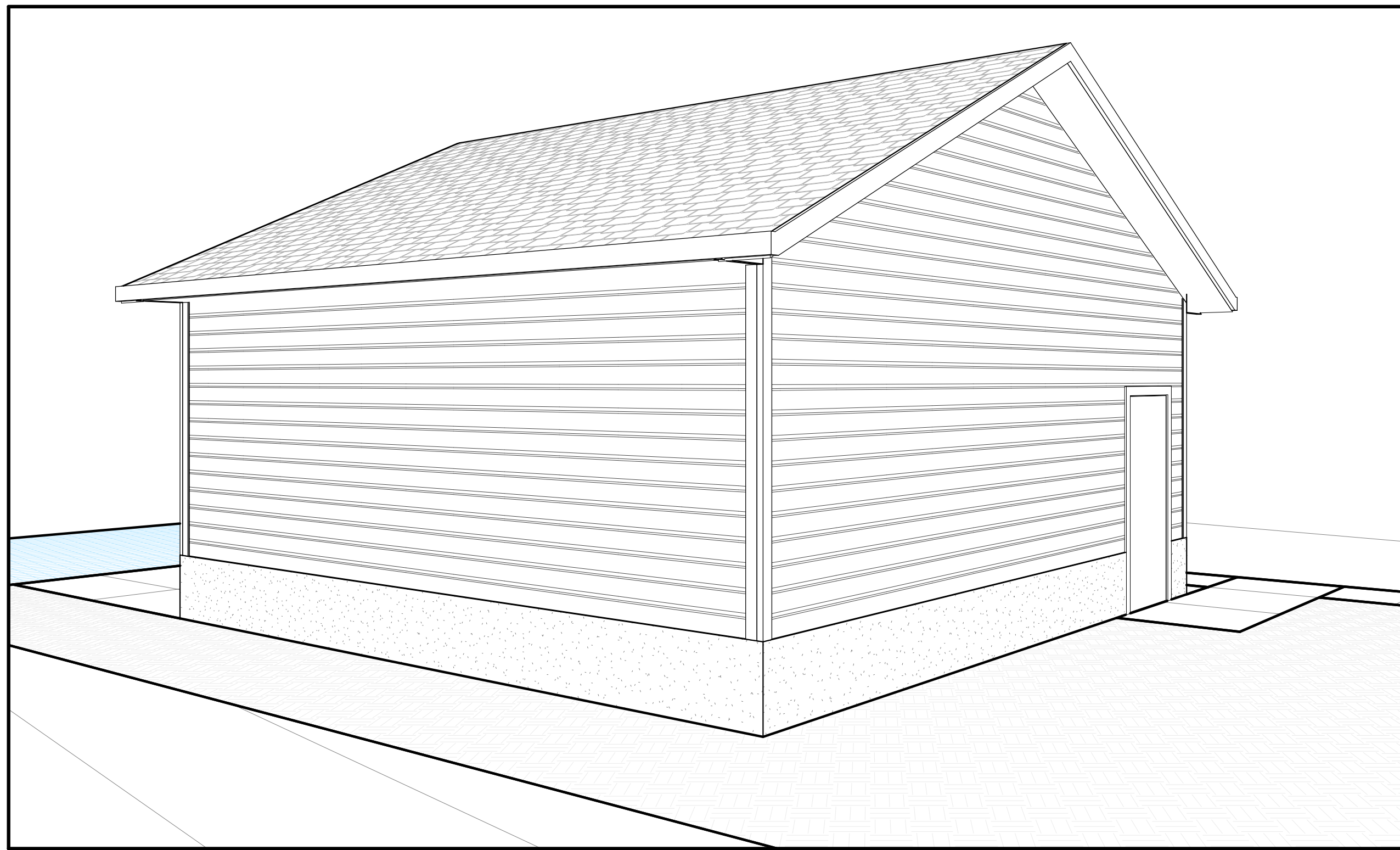
6



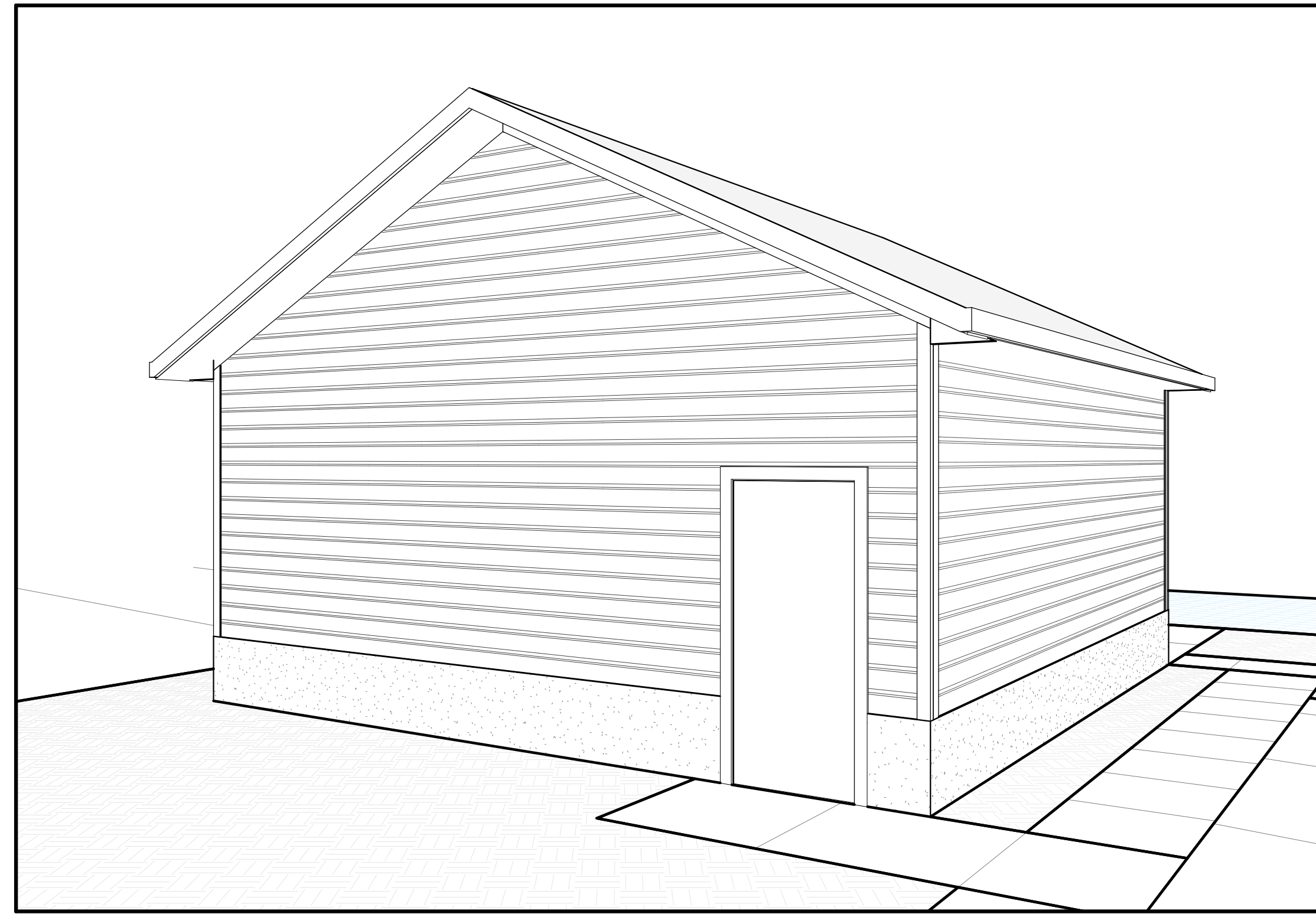
C1 NW CORNER 2-CAR GARAGE - PERSPECTIVE VIEW  
A902



C4 NE CORNER 2-CAR GARAGE  
A902



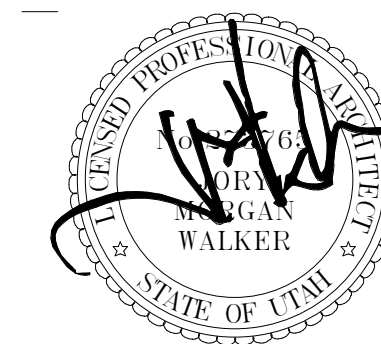
A1 SW CORNER 2-CAR GARAGE - PERSPECTIVE VIEW  
A902



A4 SE CORNER 2-CAR GARAGE  
A902

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

C  
TROLLEY VILLAGE HOUSE  
637 EAST 700 SOUTH  
SALT LAKE CITY, UTAH 84102



B  
beecherwalker  
Architecture Interiors  
BEECHERWALKER.COM  
o. 801.438.8600 | 3115 EAST LION LANE, #200  
f. 801.438.8601 | HOLLADAY, UTAH 84121

PROJECT NUMBER  
301.2302

DWN BY Author    CHKD BY Checker

A  
ENTITLEMENTS

PERSPECTIVE VIEWS

DRAWING NUMBER

A902

1

2

3

4

5

6

PRINTED AT 5/8/2025 2:53:32 PM  
 Autodesk Docs://TROLLEY VILLAGE/TROLLEY VILLAGE HOUSE - 637 EAST 700 SOUTH (RELOCATED).rvt  
 This drawing is an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of the authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2025 BEECHER, WALKER & ASSOCIATES, L.L.C.

# ATTACHMENT E: Analysis of Standards for Relocation

Standard	Analysis	Finding
<b>1. The proposed relocation will abate demolition of the structure;</b>	The proposed move and relocation will include a new foundation, walls, and roof. These renovated features, while retaining the character-defining features, will decrease the likelihood that it will be demolished in the future due to deterioration of structural components or degradation of character-defining features.	Complies
<b>2. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district;</b>	The house will be relocated from an interior street-facing lot to another interior street facing lot within the same block and in the same local historic district, Central City. Additionally, both the existing lot and proposed lot measure 33' in width, allowing for the new side yard setbacks to match the historic configuration. The proposed relocation will maintain the physical integrity and historic associations of the district without diminishing its boundaries.	Complies
<b>3. The proposed relocation will not diminish the historical or architectural significance of the structure;</b>	The proposed relocation will retain character-defining features, such as the brick piers with wood columns, wood drop/novelty siding, wood shingle siding in the front porch gable end, and exposed wood roof rafters. The historical and architectural significance of the structure will not be diminished by the move and relocation.	Complies
<b>4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;</b>	The structure will be deconstructed, cataloged, and reconstructed. Once reassembled, the structure will be reinforced with a new foundation, new walls, and new roof.	Complies

<p><b>5. A professional building mover will move the building and protect it while being stored; and</b></p>	<p>The applicant will be required to hire a licensed and bonded contractor with specialized skills in relocating historic structures to move the building. Specifics on how the building will be relocated to ensure that it is not destroyed, must be submitted in writing to the Planning Director and approved by the City, prior to either the demolition permit or building permit being issued.</p>	<p>Complies</p>
<p><b>6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs.</b></p>	<p>The applicant will be required to provide a financial guarantee at the time of the permit.</p>	<p>Complies</p>

# **ATTACHMENT F: Department Review Comments**

---

### Building – Steve Collett ([steven.collett@slc.gov](mailto:steven.collett@slc.gov))

- Please note, when you submit for construction permits from Building Services you will need to apply for a building demo permit at the old address and a building permit at the new address.
- If there are any questions about the use of the demo permit process with this project, please contact Jeff Cabibi at [Jeff.Cabibi@slc.gov](mailto:Jeff.Cabibi@slc.gov).
- For the building permit application, note that the new construction will need to comply with the current building codes (2021 Utah State Residential Code Based on the 2021 International Residential Code).
- The work described does not sound like a building relocation. However, if it is a relocation, then SLC Code 18.72 would apply and an additional permit may be required.

### Engineering

- No comments received.

### Fire – Seth Hutchinson ([seth.hutchinson@slc.gov](mailto:seth.hutchinson@slc.gov))

- The comments provided are limited to the information that has been submitted. Additional comments may arise as more information is provided, or an official application is made for a building permit. Applicant shall do their own due diligence to ensure that the minimum requirements of all currently adopted construction and life safety codes, standards, and city ordinances are met.
- Fire department access roads must be within 150 feet of all ground level points of the buildings. SLC Fire Prevention Bureau does allow up to 200 feet from FD access roads for single family residences and garages.
- Fire hydrant must meet all the requirements from Section 507 and Appendices B and C in the IFC.
- Address identifications must meet the requirements from Section 505.1 in the IFC.

### Public Utilities – Kristeen Beitel ([kristeen.beitel@slc.gov](mailto:kristeen.beitel@slc.gov))

- Public Utilities has no objection to the proposed relocation of the building. A Public Utilities Demolition Permit will be required for the lot at 632 South 700 East, and the unused water and sewer services must be abandoned at the public mains per SLCDPU standards. Water and sewer services will be required at the new location, meeting all SLCDPU requirements for design, permitting, and installation.

### Transportation – Jena Carver ([jena.carver@slc.gov](mailto:jena.carver@slc.gov))

- The plans for the relocated house show access off the alley to the rear of the lot. This alley is currently unimproved and overgrown. Access to parking is required to be fully paved. Alley improvement plans are required. Show full width of alley right of way and minimum 8' wide pavement from the proposed garage to 700 E. The parking for the apartments at 615 E 700 S will need to be shown, as the alley passes through the parking lot. Engineering approval and a public way permit are required.