



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Diana Martinez, Senior Planner, diana.martinez@slc.gov // 801-535-7215
Date: August 6, 2026
Re: PLNHLC2026-00447 - Relocation of 630 E. 700 S. to 636 E. Sego Avenue

Relocation

PROPERTY ADDRESS: 630 E. 700 S.

PARCEL ID: 16-05-353-017-0000

HISTORIC DISTRICT: Central City

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

MASTER PLAN: [Central Community Master Plan](#)

REQUEST:

A request by Douglas White, representing Trolley Square Ventures, LLC, to relocate the contributing structure located at 630 S 700 E to 636 E. Sego Ave. in the Central City Local Historic District. The property where the structure is currently located is zoned RMF-30 (Low-Density Multi-Family Residential), and the property where it would be relocated is zoned SR-3 (Special Development Pattern Residential). The dwelling is listed as a contributing structure to the Central City Local Historic District.

RECOMMENDATION:

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards and therefore recommends the Historic Landmark Commission approve the request with the following conditions:

1. The applicant submits a preliminary subdivision application to the Planning Division and records a final subdivision plat with the Salt Lake County Recorder's Office prior to receiving a Certificate of Occupancy for the subject dwelling.
2. Final site details, including landscaping, parking, and setback adjustments, are delegated to staff.
3. A licensed and bonded contractor with specialized skills in relocating historic structures provides specific details on how the building will be relocated to ensure that it is not destroyed. These details will be submitted in writing to the Planning Director prior to a relocation permit being issued.

ATTACHMENTS:

[ATTACHMENT A: Context Map](#)

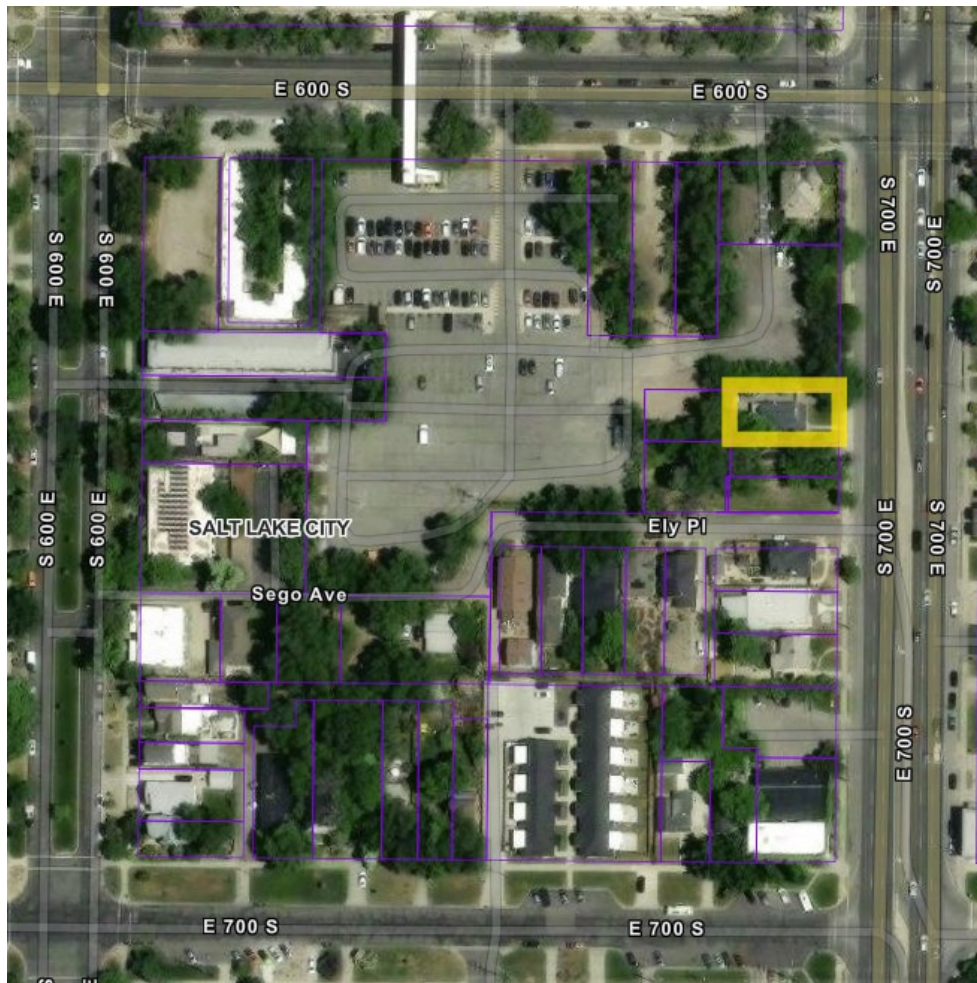
[ATTACHMENT B: Applicant Narrative and Information](#)

[ATTACHMENT C: Site Photographs](#)

[ATTACHMENT D: Analysis of Standards for Relocation](#)

[ATTACHMENT E: Department Review Comments](#)

SITE CONTEXT & STRUCTURE HISTORY:



Aerial map – showing subject property outlined in yellow

Site Context:

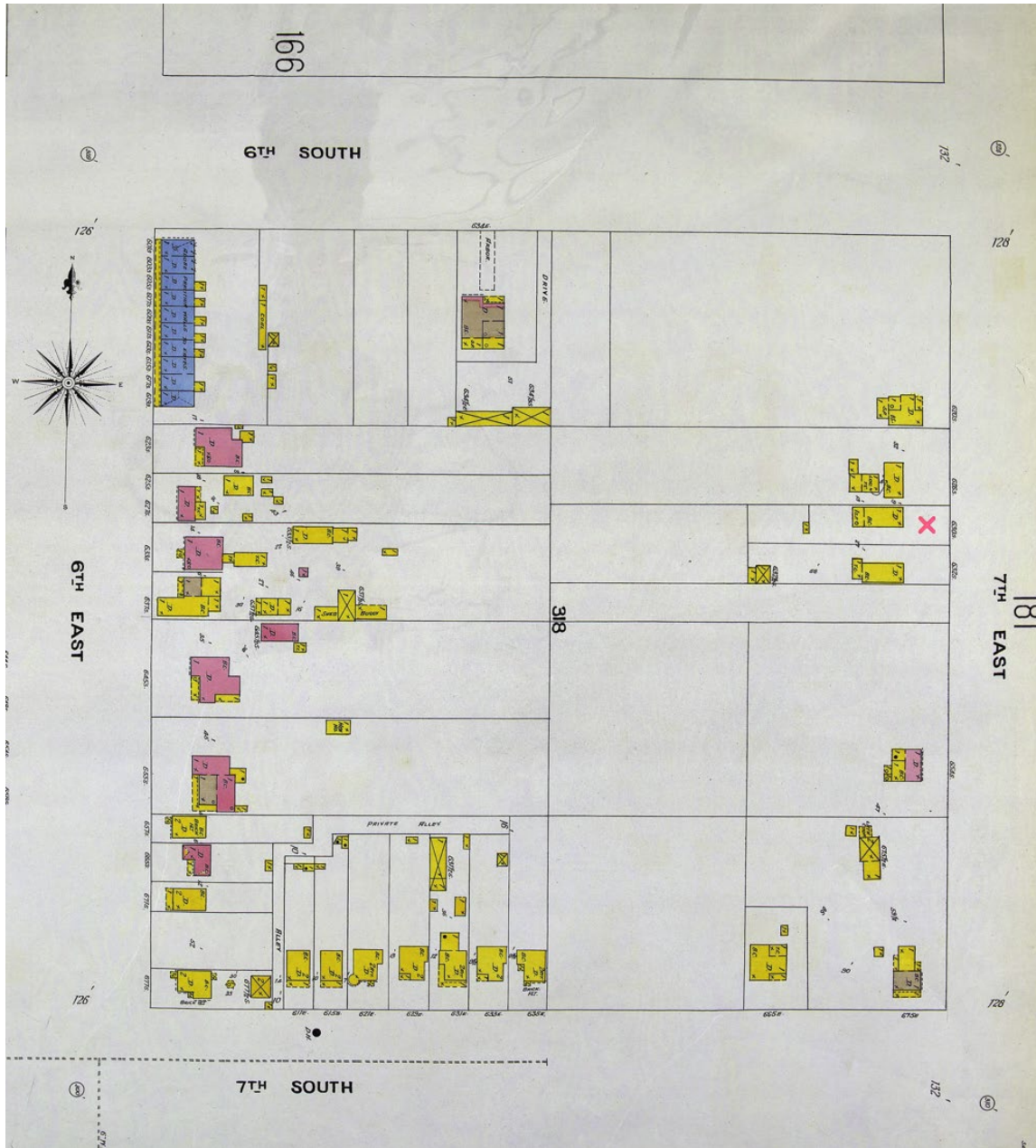
The subject property is on the west side of 700 East, between 600 South and 700 South. This places the dwelling along the eastern boundary of the Central City Local Historic District, and according to the most recent Central City survey completed in 2013 (below), the structure on the property is rated Eligible Contributing (EC).

The dwelling is currently occupied. It is one of five existing dwellings along 700 East, between 600 South and 700 South. The block is mostly residential, with most structures one to two stories tall. There is a retail store at the northwest corner of 700 South and 700 East, and another at the corner of 600 South and 700 East. In the middle of the block is the parking lot for Trolley Square, which is just across the street to the north. Trolley Square is a landmark site and one of the most significant historic resources in the Central City Local Historic District.



Structure History:

The subject structure was built in 1896, according to the Salt Lake County Assessor's office. The reconnaissance-level survey (RLS) lists the structure as built in 1905, as shown above. However, the 1898 Sanborn maps show the dwelling on the property prior to 1905.



**630 South is marked with an X on the central right side of the image.
1898 Sanborn map**

							
538 S. 700 E.	ES	540 S. 700 E.	ES	544 S. 700 E.	OP	630 S. 700 E.	EC
							
632 S. 700 E.	EC	634 S. 700 E.	NC	7634 S. 700 E.	EC	644 S. 700 E.	EC
							
652-654 S. 700 E.	EC	656 S. 700 E.	EC	680 S. 700 E.	EC	702 S. 700 E.	OP

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
538 S 700 EAST	ES	1910	1	OTHER/UNDEFINED	20TH C.: OTHER	OTHER	WATERWORKS	0	SEE SEPARATE ENTRIES FOR UT. LIGHT & TRACTION & TROLLEY BARN
540 S 700 EAST	ES	1910	1	OTHER/UNDEFINED	MISSION	REGULAR BRICK	RAIL TRANSP. RELATED	0	TROLLEY BARN; SEE SEPARATE ENTRIES ON 600 EAST & 500 SOUTH
544 S 700 EAST	OP	2012	2	SUPERMARKET	LATE 20TH C.: OTHER ECLECTIC: OTHER	NEO- BRICK: OTHER	GROCERY	0	WHOLE FOODS
630 S 700 EAST	EC	1905	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	DROP/NOVELTY SIDING SHINGLE SIDING	SINGLE DWELLING	1 CON	
632 S 700 EAST	EC	1915	1	SIDE PASSAGE/ENTRY	ARTS & CRAFTS	SHINGLE SIDING DROP/NOVELTY SIDING	SINGLE DWELLING	0	
634 S 700 EAST	NC	1915	1	BUNGALOW	BUNGALOW	STONE:OTHER/UNDEF.	SINGLE DWELLING	0	SEPARATE FROM 7634 SOUTH 700 EAST.
7634 S 700 EAST	EC	1920	1	1-PART BLOCK	VICTORIAN ECLECTIC	REGULAR BRICK	UNKNOWN	0	BEHIND 634 SOUTH 700 EAST
644 S 700 EAST	EC	1895	1.5	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
652-654 S 700 EAST	EC	1900	1	DOUBLE HOUSE / DUPLEX	20TH C.: OTHER	STUCCO/PLASTER	MULTIPLE DWELLING	0	
656 S 700 EAST	EC	1933	1	PERIOD COTTAGE	PERIOD REVIVAL (GEN)	STUCCO/PLASTER	SINGLE DWELLING	1 CON	
680 S 700 EAST	EC	1908	2	2-PART BLOCK	ITALIANATE	REGULAR BRICK	SPECIALTY STORE	0	1924 ADDITION
702 S 700 EAST	OP	1979	1	1-PART BLOCK	LATE 20TH C.: OTHER	REGULAR BRICK TONGUE & GROOVE	COM GEN	0	DOMINO'S PIZZA

Reconnaissance Level Survey (RLS) 2013- Showing the rating of the subject structure as Eligible Contributing

The subject structure was built in the Victorian Eclectic style. Building materials include a brick foundation, wood columns on the porch, wood-framed windows, horizontal wood cladding with a scooped profile at the top, scalloped siding within the roof gable, and an asphalt shingle roof.

Over the past 30 years, since the Central City Local Historic District was established, the subject dwelling has had two modifications approved through minor alteration applications. The first was the removal of the rear porch, replaced with steps and a new door. The second was the replacement of the windows on the south and west (rear) sides of the house.





Archived Photos from the 1980's

PROJECT DESCRIPTION:

Proposed Relocation of 630 S. 700 E.

The proposal is to deconstruct the house at 630 S. 700 E., its present and historic location, and then reassemble it on a lot around the corner to the southwest at 636 E. Sego Avenue.

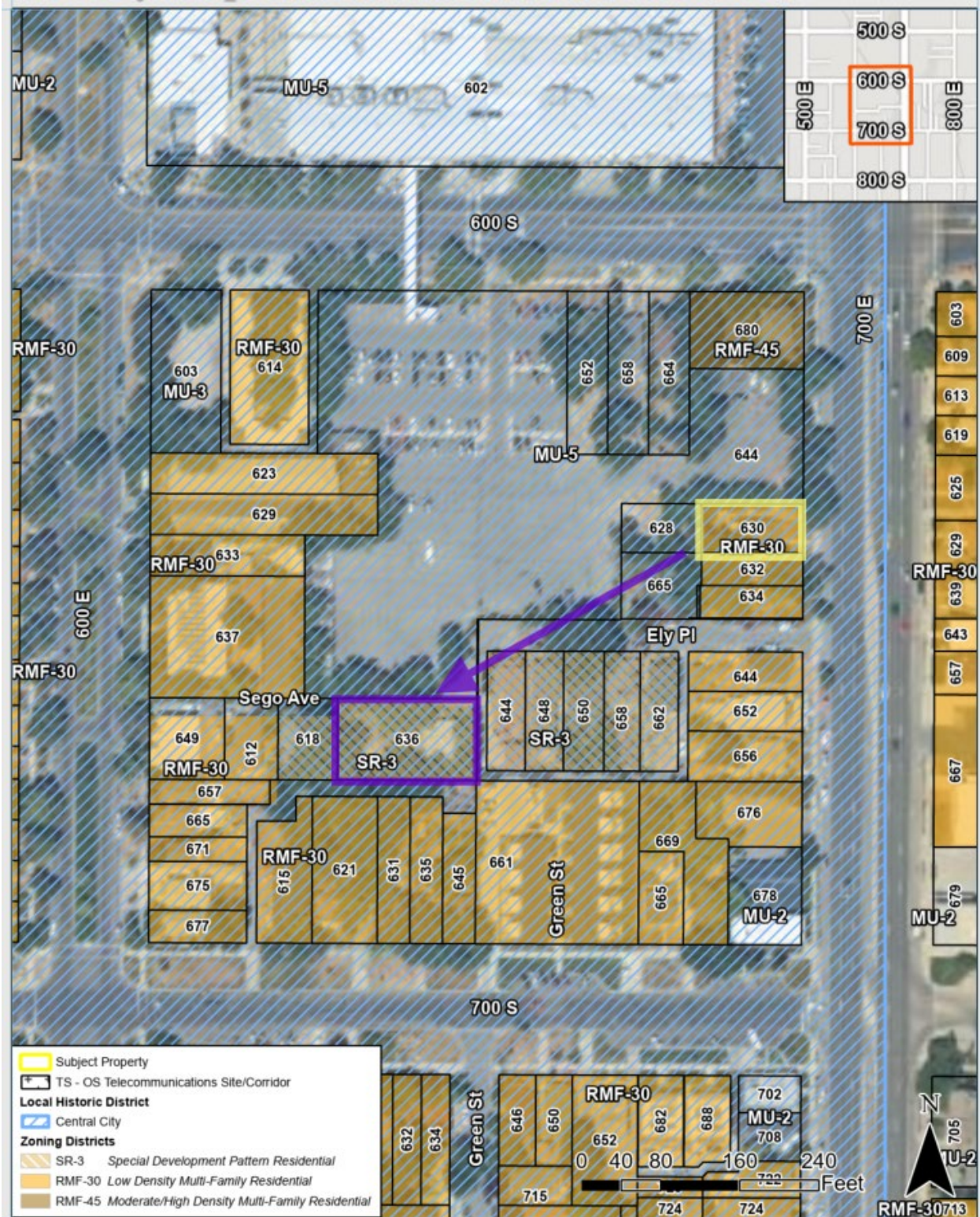
Because this is a “relocation” application, the ideal approach would be to move the structure to the new property as intact as possible. However, the applicant states that, due to the structure's age and lack of structural stability, it would not survive that process. Therefore, the applicant proposes disassembling the structure and reassembling it on the new property. Reassembling the structure on the new property would involve constructing a new foundation to meet today's building code regulations and installing new wall framing, electrical, and plumbing mechanisms, before reassembling the dwelling's original exterior materials and components.

Relocating this structure is intended to enable the construction of a new multi-family residential or mixed-use development on the Trolley Square parking lot site. Redevelopment of that property would require a New Construction application and a decision by the Historic Landmark Commission. If the relocation is approved, the redevelopment of the Trolley Square property would include the subject property.



The area outlined in blue is the conceptual area for the Trolley Square multi-family/mixed-use redevelopment

The current lot, like the new lot, is within the Central City Local Historic District. However, it is not zoned RMF-30, as the current lot is; the lot where the subject dwelling will be relocated to is zoned SR-3. SR-3 varies from RMF-30 in lot minimums, setbacks, and general lot and bulk regulations. For example, the SR-3 zone requires a minimum lot area of 2,000 square feet for single-family detached dwellings and typically has very small front yard setbacks of about 10 feet or less, and four-foot side yard setbacks, resulting in dwellings being much closer to each other than in other residential zoning districts. Typically, the houses in this zoning district are relatively small in size and are located on small private streets or small local public streets. Due to these differences, staff is recommending condition #2, which would permit staff to adjust any necessary lot and bulk regulations.



***Zoning map – showing subject property outlined in yellow,
new location for subject dwelling outlined in purple***

In order to move the house to the desired location, that location must be a legal lot of record, meaning: *“a piece of land identified on a plat of record or in a deed of record of Salt Lake County and of sufficient area and dimensions to meet district requirements for width, area, use and coverage, and to provide such yards and open space as are required and has been approved as a lot through the subdivision process.”*

The proposed new location for the subject dwelling, 636 E. Sego Avenue, currently has a dwelling on the property. Since the property is zoned SR-3 and only one dwelling is permitted, it would need to be subdivided to accommodate the subject dwelling. 636 E. Sego Avenue is approximately 0.27 acres, or 11,761 square feet. The lot minimum requirement for single-family detached structures in the SR-3 zoning district is 2,000 square feet per single-family dwelling (SFD).

Trolley Square Ventures Application History

In recent years, many of the single-family dwellings in the northeast corner of the block between 600 South and Ely Place have been either approved for relocation or demolition by the Historic Landmark Commission. The following includes the chronology of the approvals.

November 1, 2023: The structure at 634 S. 700 E., which was a noncontributing structure, was approved for demolition (PLNHLC2023-00793).

March 21, 2025: The structure at 658 E. 600 S. was deemed unsafe by the Building Official, and a demolition permit was obtained.

April 3, 2025: Two dwellings along 600 South (652 E. and 664 E.) were approved for demolition (PLNHLC2024-01445 and PLNHLC2024-01448).

June 4, 2025: The structure to the south of the subject property, at 632 S. 700 E. (rated Eligible Contributing), was approved by the HLC for relocation to the property at 635 E. 700 S. (PLNHLC2025-00330).

This subject dwelling at 630 S. 700 E. is the last to come before the HLC for approval to be relocated.

The only remaining structure of this eastern portion of the block is the one at the corner, 680 E. 600 S., which is currently used as a retail store and which is not owned by or affiliated with Trolley Square Ventures, LLC.



Highlighted in Blue- Approved SFD Demolitions or Approved by SLC Building Services
Highlighted in Orange – Approved SFD Relocations
Highlighted in Yellow- Subject Property
Highlighted in Pink- Property not owned by Trolley Square Ventures, LLC and no affiliation

APPROVAL PROCESS AND COMMISSION AUTHORITY:

The applicant has submitted an application to relocate a structure 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, and signs as they apply to Section 21A.46.070, and may make any modification to bulk and lot regulations of the district.

KEY CONSIDERATIONS:

The key considerations listed below were identified through the analysis of the project:

1. Relocation- Standard #5
2. Cataloging & documenting original dwelling materials

Consideration 1: Relocation- Standard #5

Planning staff has asked the applicant to provide information about the licensed contractor they plan to use for the move, including the contractor's credentials and experience moving historic structures. The applicant has identified Kier Construction as their preferred contractor for this project. Planning staff has included a condition in the recommendation that requires a licensed and bonded contractor with specialized skills in relocating historic structures to provide specific details on how the building will be relocated to ensure it is not destroyed. This information must be submitted in writing to the Planning Director for approval prior to the issuance of a relocation permit.

Consideration 2: Cataloging & documenting original dwelling materials

Since the existing dwelling will not be moved intact to the new location and will instead be deconstructed and reassembled, extensive documentation should be completed to ensure the dwelling is reassembled to preserve its historic character. The applicant has stated that the house has already been documented through photographs. Although this is a practical first step for relocating the subject dwelling, if the HLC permits the applicant to deconstruct the existing dwelling, the applicant is responsible for conducting a meticulous inventory and labeling of all materials and exterior components of the dwelling. All pieces should be labeled, packed, and categorized to accurately reassemble the dwelling to its original condition.

STAFF RECOMMENDATION

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

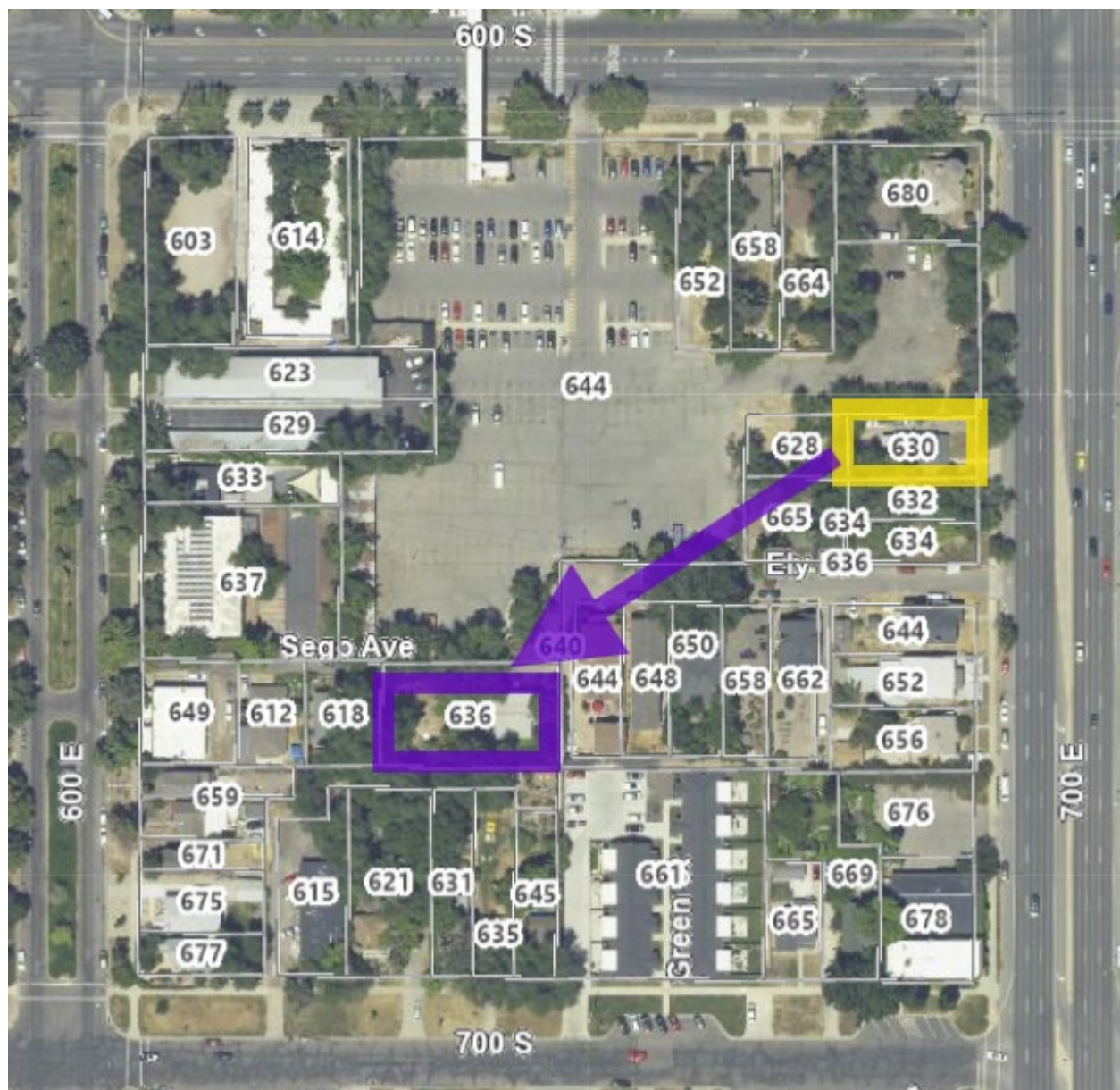
NEXT STEPS

Approval of the Request

If the request for relocation is granted by the Historic Landmark Commission, the applicant may proceed with the project as presented in the Staff Report, subject to the conditions of approval, and must obtain all necessary approvals and permits (this includes, but is not limited to: subdivision approval; UDOT permits; and building/planning permits) for the proposed relocation of 630 S. 600 E. to 636 E. Sego Avenue.

Denial of the Request

If the request is denied by the Historic Landmark Commission, the applicant will not be issued a COA, and the dwelling will remain at its current location at 630 S 700 E.



Existing lot in yellow, proposed relocation lot in purple

ATTACHMENT B: Applicant Narrative & Information

INDEX

EXHIBIT A	Project Description and Corporate Resolution
EXHIBIT B	Description of 630 South 700 East
EXHIBIT C	Proposed Relocation Lot
EXHIBIT D	Zoning Code SR-3 and Zoning Map
EXHIBIT E	Proposed Lot Dimensions and Drawings
EXHIBIT F	Proposed New Subdivision
EXHIBIT G	Proposed Reuse of Cleared Lot
EXHIBIT H	Mendenhall Letter of Authorization Hernandez Letter of Authorization
EXHIBIT I	Historic Photographs
EXHIBIT J	Current Photographs of each Facade
EXHIBIT K	Current Photographs of Adjacent Properties
EXHIBIT L	Architectural Drawings Showing Relationship of Property Building heights, Setbacks from Building on the New Block Face, and Elevations

EXHIBIT A

PROJECT DESCRIPTION
AND
CORPORATE RESOLUTION

PROJECT DESCRIPTION

It is proposed that the herein described building (house), located at 630 South 700 East, Parcel Number 16-05-353-017, See Exhibit B, and more particularly described as:

“Commencing South 3 Rods from NE Corner of Lot 7
Block 18 Plat B SLC Survey thence South 3 Rods; thence West
102.69 feet; thence North 3 Rods; East 102.69 feet to the point of
beginning.”

be relocated by dismantling the house and saving i.e. preserving the more important architectural aspects of the exterior and reconstructing the house on another lot close by, in particular just to the west of 636 South Sego Avenue within the same Central City Historic District. See Exhibit C and H. This lot will be subdivided into two (2) or three (3) lots at the time the Trolley Place project is constructed. This lot is zoned SR-3. See Exhibit D. This relocation request has been studied by Beecher/Walker Architects, 3115 East Lion Lane, #200, Salt Lake City, Utah. See Exhibit E. The conclusion of their study indicated that such a move is possible and meets all current zoning requirements.

Therefore, it is proposed to build a new infrastructure of foundations, walls and roof on the new lot, thereby giving new life to the original architectural elements preserved from the old house tear down and inserting the more meaningful architectural elements into the exterior framework of a newly constructed house. We are requesting a Certificate of Appropriateness to disassemble the old house and (relocate) build a new house out

of the old exterior elements of the 1900's house which may include a basement residence. See Exhibit E.

The proposed new lot is located in an SR-3 zone in the same Central City Historical District. See Section 21A. 24.120 (e), Salt Lake City Code. See Exhibit E and H. The relocated house as proposed meets the minimum front yard requirement, the minimum interior side requirement and the minimum backyard requirements of the SR-3 zone. See Exhibit F. The proposed lot, is currently identified as the just west of the house at 636 East Sego Avenue, Salt Lake City. Accordingly, this lot (16-07-228-024) may be subdivided into three (3) separate lots as illustrated on the attached site plan. See Exhibit F.

The proposed reuse of the lot 16-05-353-017. Trolley Square Ventures is proposing constructing a new 320 unit multifamily development on the 3.75 acres located on the city block just south across the street from the Trolley Square Mall. The acreage consists of the old large parking lot and several adjacent lots. This lot is located within that block. See Exhibit F. This particular lot is an integral part of the master plan of the new project. This particular lot, when built upon, will be part of a multilevel condo/apartment building. See Exhibit G, concept plan, as to a more exact location (approximate) of this lot in relation to the new housing project.

See Additional Application Exhibits:

EXHIBIT H Mendenhall Letter of Authorization
 Hernandez Letter of Authorization

EXHIBIT I Historic Photographs

EXHIBIT J Current Photographs

EXHIBIT K Current Photographs of Adjacent Properties

EXHIBIT L Architectural Drawings showing relationship of proposed
of building heights and setback from buildings on the
new block face

**RESOLUTION AUTHORIZING THE SUBMITTAL OF A RELOCATION
APPLICATION TO SALT LAKE CITY HISTORICAL LANDMARK COMMISSION**

COMES NOW, Trolley Square Ventures, LLC by and through its officers and owners and it hereby authorizes the following:

WHEREAS, TROLLEY Square VENTURES, LLC owns and Option to Purchase the real property located at 630 South 700 E., Salt Lake City Utah also identified as partial 16 – 05 – 353 – 017; and

WHEREAS, TROLLEY Square VENTURES, LLC owns the contractual rights to lots two and three of the west portion of lot 16 – 07 – 228 – 024; and

WHEREAS, TROLLEY Square VENTURES, LLC is in the process of entitling the construction of a multi family residential project in the above described areas; and new

Therefore, the officers and owners or their agents are hereby authorized to submit the appropriate relocation application to the Salt Lake historic landmark commission to seek approval for the relocation of the house now located at 630 S. 700 E., Salt Lake City, Utah as set forth in the application related to this matter.

Dated this 10 day of May, 2026.



Khosrow B. Semnani
Manager

EXHIBIT B

DESCRIPTION OF 630 SOUTH 700 EAST



Base Maps

Pictometry



Parcel

Parcel Record 16053530170000
 Owner HERNANDEZ, MARIA T; JT ET AL
 Address 630 S 700 E
 Total Acreage 0.11
 Tax Class Id 111
 Property Type 13
 Tax District 13
 % Exempt
 Exempt Type
 Municipal Zone RMF-30
 MLS Number 550781

Valuation / Tax Year 2025
 Land Value \$ 136,200
 Building Value \$ 168,200
 Final Value: \$ 304,400

Legal Description:
 BEG S 3 RDS FR NE COR LOT 7, BLK 18, PLAT B, SLC SUR;
 S 3 RDS; W 102.69 FT; N 3 RDS; E 102.69 FT TO BEG.
 5489-2911 5489-2913 5526-2847 5611-2888 5794-0642
 8309-3686 9018-2399 9220-2807 9220-2823

Land

Structures

Value History

Results 1

Zoom to Results

Clear Graphic

Expo

EXHIBIT C

PROPOSED RELOCATION

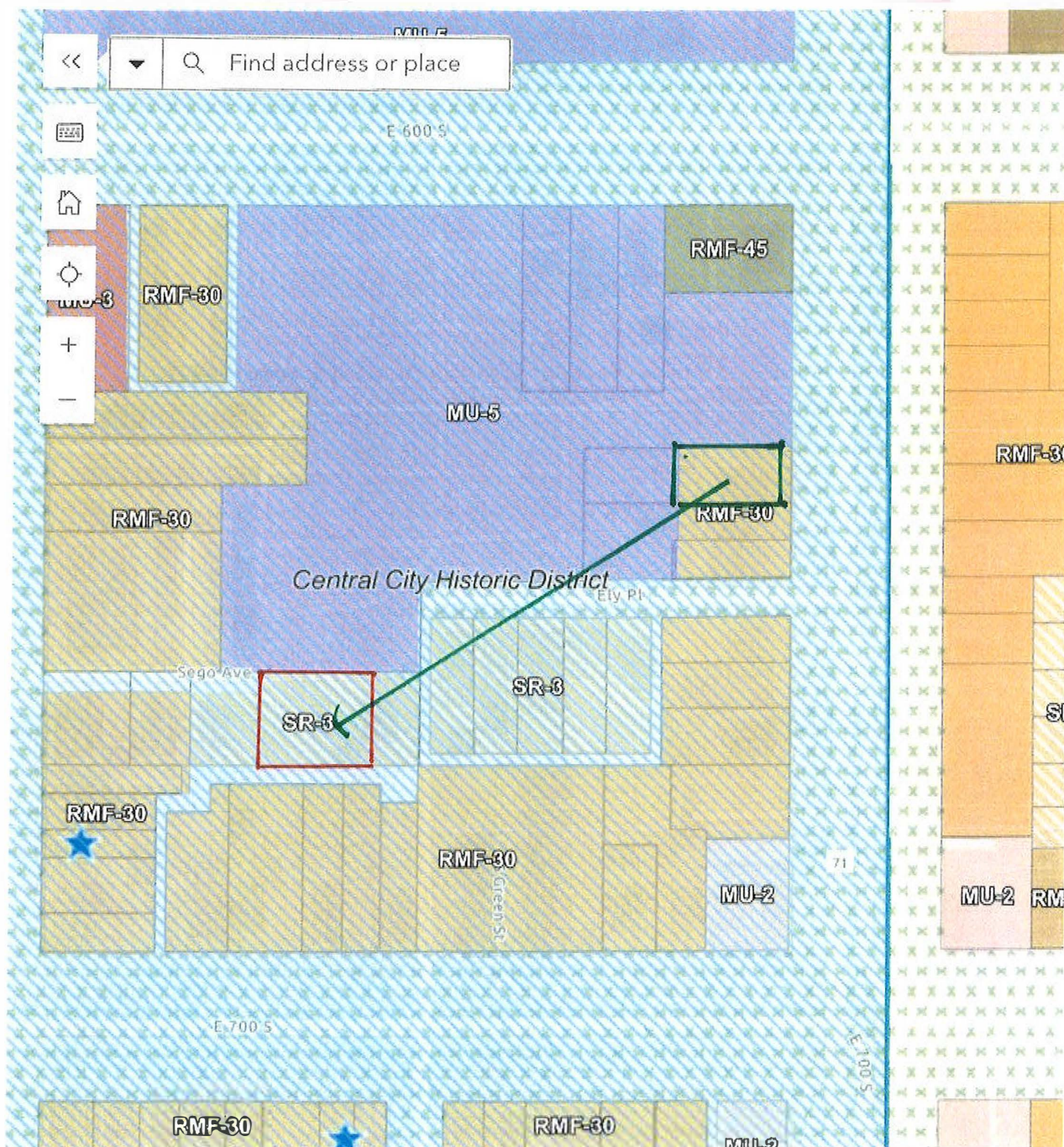
Salt Lake City Zoning Map

Legend

Details

Layers

Info



<< Collapse

200 ft

Esri Community Maps Contributors | County of Salt Lake | Utah Geospatial Resource Center... Powered by Esri

EXHIBIT D

ZONING CODE SR-3
AND
ZONING MAP

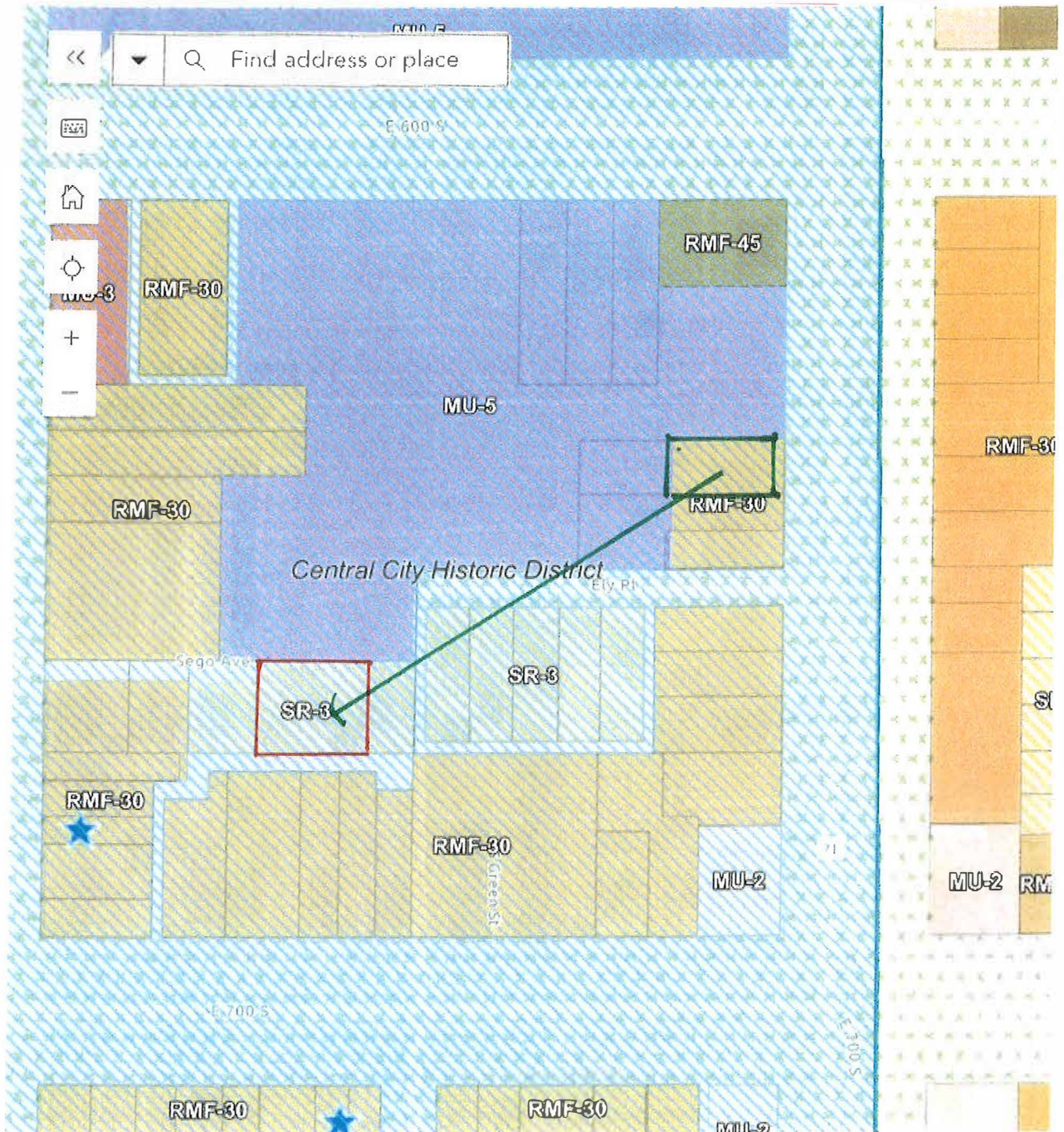
Salt Lake City Zoning Map

Legend

Details

Layers

Info



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200 ft

21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

B. Uses: Uses in the SR-3 special development pattern residential district as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter, and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	
Municipal service uses, including city utility uses and police and fire stations	No minimum	No m
Natural open space and conservation areas, public and private	No minimum	No m
Public pedestrian pathways, trails and greenways	No minimum	No m
Public/private utility transmission wires, lines, pipes and poles	No minimum	No m
Single-family attached dwellings ¹ and twin home dwellings	1,500 square feet per dwelling unit	Interi Corn
Single-family detached dwellings	2,000 square feet	Interi Corn
Two-family dwellings	3,000 square feet	Interi Corn
Utility substations and buildings	5,000 square feet	50 fe

Qualifying provisions:

1. Not more than 6 dwellings may be attached together.

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').
3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be ten feet (10'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. Corner Side Yard: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

3. Interior Side Yard:

a. Single-family detached dwellings: Four feet (4').

b. Single-family attached and twin home dwellings: When abutting a single-family dwelling, a four foot (4') yard is required, otherwise no interior yard is required. Where a yard is provided, it shall be not less than four feet (4').

4. Rear Yard: Twenty percent (20%) of the lot depth but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area for detached dwellings and seventy percent (70%) for attached dwellings. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed two hundred percent (200%) of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards for Attached Garages:

1. **Width of an Attached Garage:** The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

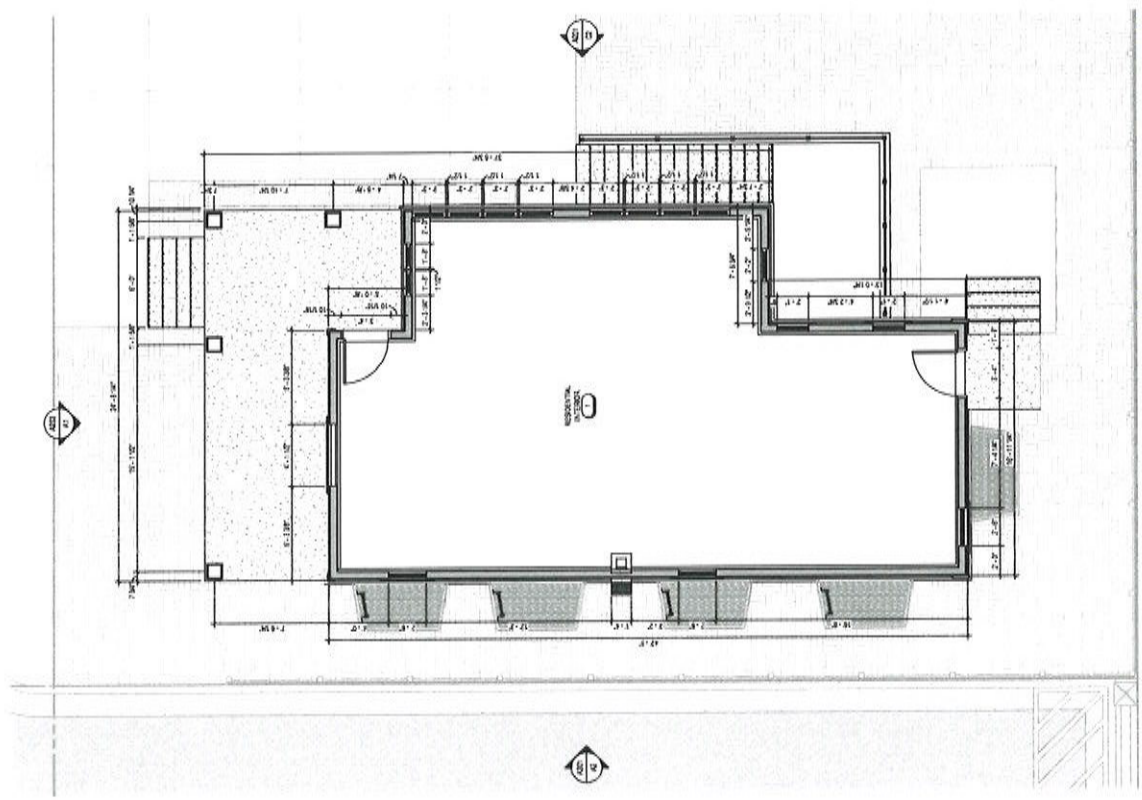
2. **Located Behind or In Line with the Front Line of the Building:** No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building". (Ord. 29-24, 2024: Ord. 10-24, 2024: Ord. 64-21, 2021: Ord. 46-17, 2017: Ord. 59-16, 2016: Ord. 7-14, 2014: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 73-11, 2011: Ord. 12-11, 2011: Ord. 90-05 § 2 (Exh. B), 2005: Ord. 13-04 § 4, 2004: Ord. 88-95 § 2 (Exh. A), 1995: Ord. 26-95 § 2(12-9), 1995)

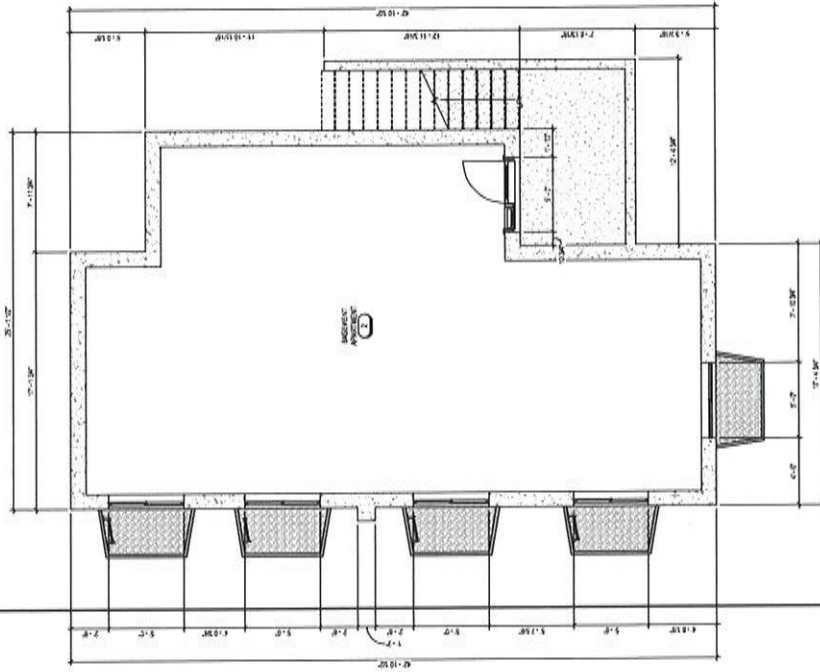
EXHIBIT E

PROPOSED LOT DIMENSIONS
AND
DRAWINGS



1st FLOOR PLAN

1/2" = 1'-0" SCALE



6

5

4

3

2

1

6

5

4

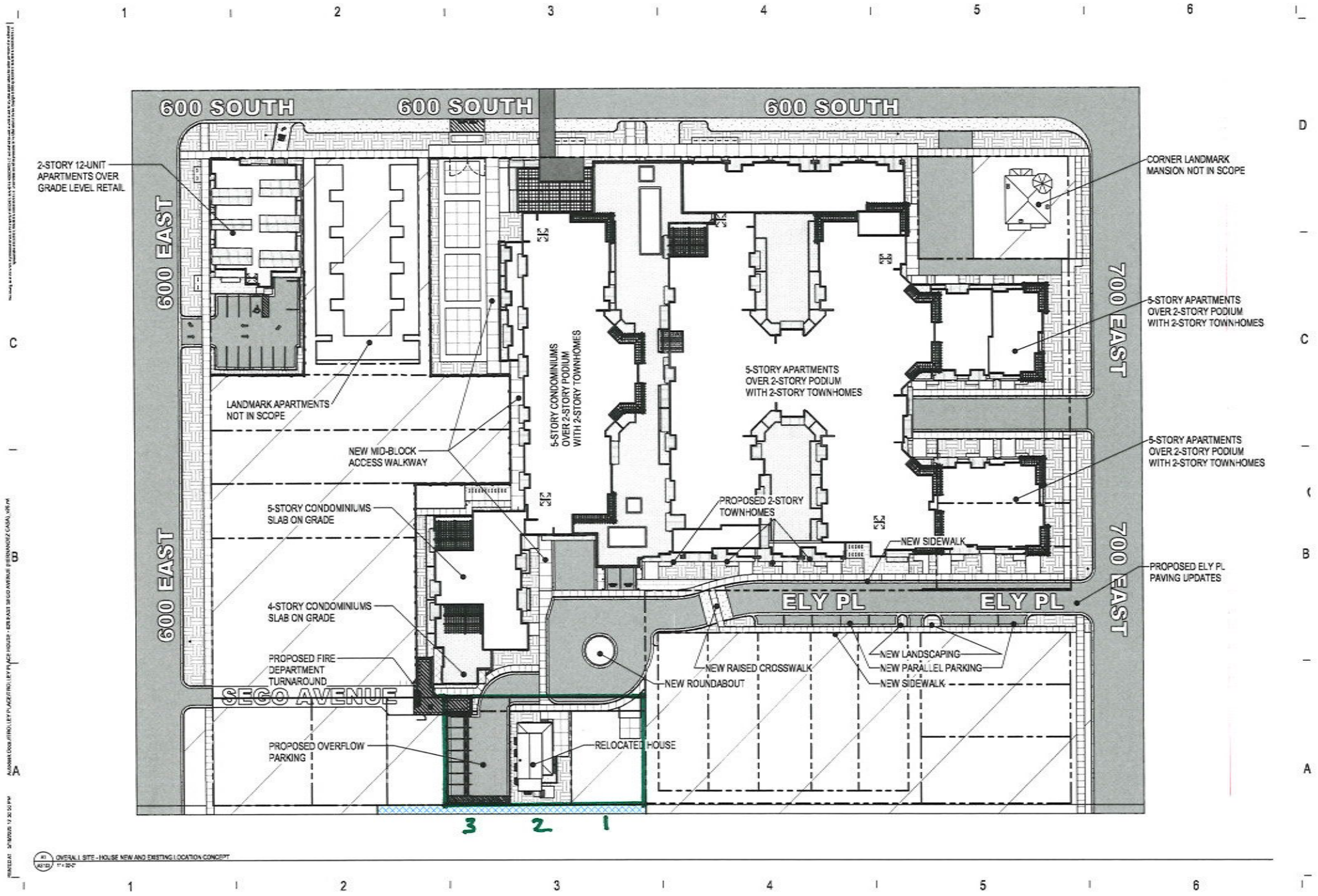
3

2

1

EXHIBIT F

PROPOSED NEW SUBDIVISION
(2 LOTS OR 3 LOTS)



OVERALL SITE - HOUSE NEW AND EXISTING LOCATION CONCEPT

EXHIBIT G

PROPOSED REUSE OF CLEARED LOT

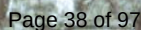




EXHIBIT H

MENDENHALL LETTER OF AUTHORIZATION
AND
HERNANDEZ LETTER OF AUTHORIZATION

LETTER OF AUTHORIZATION

COMES NOW, Maria T. Hernandez aka Maria T. Martinez Hernandez, Jose Ramirez Hernandez and Rafael M. Hernandez and they state as follows:

1. We are the joint owners of the real property located at 630 S. 700 E. in Salt Lake City, Utah. See the attached deed.
2. The Parcel Number of the real property is 16-05-353-017.
3. We have entered into a written agreement with Trolley Square Ventures, LLC granting them the right upon certain terms and conditions to purchase our property.
4. As part of that agreement we individually and jointly grant Trolley Square Ventures, LLC the right to file the appropriate petitions and applications with Salt Lake City Planning and Zoning Department and the Historical Landmark Committee to among other things attempt to rezone the property, relocate the existing house to another location, demo any existing structure, inspect, evaluate and any other similar process in order to effectuate the agreement to meet the terms and conditions of the purchase of the property.

Maria T. Hernandez
Maria T. Hernandez

STATE OF CALIFORNIA:
COUNTY OF SALT LAKE:

Maria T. Hernandez, having appeared before me personally,
who is personally know by me did execute the above
instrument before me this ____ day of April, 2026.

Veronica Pulido
Notary Public

Date: 4/6/2026

Jose R. Hernandez
Jose R. Hernandez

STATE OF CALIFORNIA:
COUNTY OF KERN:

Jose R. Hernandez, having appeared before me personally,
who is personally know by me did execute the above
instrument before me this ____ day of April, 2026.

Veronica Pulido
Notary Public

Date: 4/6/2026

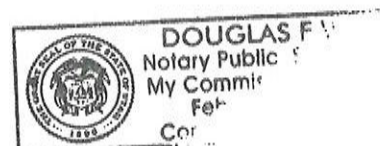
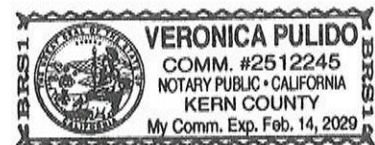
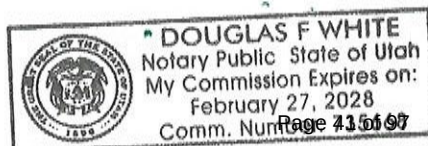
Rafael M. Hernandez
Rafael M. Hernandez

STATE OF UAH
COUNTY OF SALT LAKE:

Rafael M. Hernandez, having appeared before me personally,
who is personally know by me did execute the above
instrument before me this 1 day of April, 2026.

Douglas F. White
Notary Public

Date: 4-9-2026



CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Kern)

On April 6, 2026 before me, Veronica Pulido / Notary Public
(here insert name and title of the officer)

personally appeared Jose R. Hernandez, Maria T Martinez Hernandez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Veronica Pulido



Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____ Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

236 50-710 E
SALT LAKE CITY UT
84102

14471413 B 11621 P: 5950 Total Pages: 1
12/03/2025 03:31 PM By: BGDORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return to: MARIA AND JOSE HERNANDEZ
520 S 703 E, SL, UT 84102



Space above this line for Recorder's use

WARRANTY DEED

The deed is made by Maria Teresa Hernandez (also known as Maria T. Martinez Hernandez) and Jose Ramirez Hernandez, Husband and Wife, GRANTOR, to

Maria Teresa Hernandez (also known as Maria T. Martinez Hernandez) and Jose Ramirez Hernandez and Rafael M. Hernandez, GRANTEES.

Mailing address of grantees: 630 South 700 East, Salt Lake City, Utah 84102

For the sum of TEN DOLLARS and other good and valuable considerations, the following tract of
land in SALT LAKE County, State of Utah:
MAILING ADDRESS OF GRANTEES: 288 North Gemini Drive, Salt Lake City, Utah 84116

LEGAL DESCRIPTION:

**COMMENCING 3 RODS SOUTH OF THE NORTHEAST CORNER OF LOT 7, BLOCK 18, PLAT
"8", SALT LAKE CITY SURVEY; THENCE SOUTH 3 RODS; THENCE WEST 102.69 FEET;
THENCE NORTH 3 RODS, THENCE EAST 102.69 FEET TO THE POINT OF BEGINNING.**

Also described with the following address:

630 South 700 East
Salt Lake City, Utah 84102

Eserow No 302-4665282 (MLP)
A.P.N: 16-05-353-017-0000

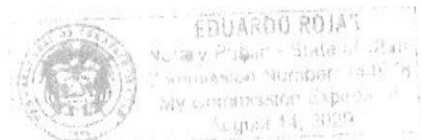
Maria Teresa Hernandez (also known as Maria T. Martinez Hernandez)

Jose Ramirez Hernandez

STATE OF UTAH
COUNTY OF SALT LAKE

On the 3 day of December, 2025, Maria Teresa Hernandez
(also known as Maria T. Martinez Hernandez) and Jose Ramirez Hernandez, the signers of
the above Warranty Deed, personally appeared before me, who being
personally known to me, or of whose identity was proven to me, who duly
acknowledged to me that they executed the same.

Witness my hand and official seal



LETTER OF AUTHORIZATION

COMES NOW, Arts International and Publishing, LLC and Wendy Mendenall, individually and as Manager for Arts International and Publishing, LLC and they hereby state as follows:

1. Arts International and Publishing, LLC is the owner of real property located at 636 E. Sego Avenue in Salt Lake City, Utah.
2. The Parcel Number of the real property is 16-07-228-024.
3. I have entered into a written agreement with Trolley Square Ventures, LLC granting it the right to purchase this property.
4. As part of that agreement we individually and jointly grant Trolley Square Ventures, LLC the right to file the appropriate petitions and applications with Salt Lake City Planning and Zoning Department and the Historical Landmark Committee to among other things, relocate the existing house at 630 S. 700 E. to the west side of the house at 636 S. Sego Avenue on the property that will be subdivided simultaneously with the approved multifamily project and any other processes in order to effectuate the agreement to meet the terms and conditions of the purchase of the property.

Dated this 10 day of May, 2026.


Wendy Mendenhall
Individually and
Manager

STATE OF UTAH
COUNTY OF Washington

Wendy Mendenhall, having appeared before me personally, who is personally know by me or did identify herself to me, did execute the above instrument before me this 10th day of May, 2026.


Notary Public

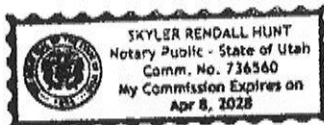


EXHIBIT I

HISTORIC PHOTOGRAPHS

dfwatty@gmail.com

From: Karri Krattley <KKrattley@saltlakecounty.gov>
Sent: Wednesday, May 13, 2026 11:40 AM
To: dfwatty@gmail.com
Subject: Salt Lake County Archives request
Attachments: Tax Appraisal Cards 2-1093.pdf

Hello,

Thank you for your request for historical photographs of 630 South 700 East. I did not find any photographs but did scan the Tax Appraisal Cards that we have for that building from 1936, 1955, and 1962.

Karri Krattley
Archives Manager
Salt Lake County Archives
[385-468-0820](tel:385-468-0820) | saltlakecounty.gov/archives/

Hand-drawn diagram of a rectangular structure on graph paper, labeled "Slab" and "50". The diagram shows a large rectangle with a smaller rectangle attached to its top-left corner. The large rectangle is labeled "20" and "16". The smaller rectangle is labeled "10" and "10". The total width is labeled "30" and the total height is labeled "26". The diagram is drawn on a grid with blue lines and red dots.

1-F Sid Shg Wood

Page 47 of 97

Bernice Luella Blair
630 So. 7th East
City 2

2-1093

2-1093

Location _____
Kind of Bldg. Res St. No. 630 So 7E
Class 5 Rms. 5 Type 1 2 3 4 Cost \$ 2599. X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	<u>x x</u>		<u>876.</u>		<u>\$ 2599.</u>
	<u>x x</u>				
	<u>x x</u>				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building Additions

Foundation— Stone Brick Conc. _____ None _____

Ext. Walls Siding

Insulation— Floors _____ Walls _____ Clgs. _____

Roof Type Gable Mtl. pat

Dormers— Small _____ Med. _____ Large _____

Bays— Small _____ Med. _____ Large _____

Porchs — Front 232 @ 1.75 406

Rear 552 @ 1.60 88

Basement Entr. _____ @ _____

Planters _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor conc 90

Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub 1 Trays _____

Basin 1 Sink 1 Toiler 1

Urns. _____ Ftns. _____ Shr. _____

Dishwasher _____ Garbage Disp. _____

Heat— Stove _____ H.A. ✓ Steam _____ Sktr. _____ Blr. ✓

Oil _____ Gas ✓ Coal _____ Pipeless _____ Radiant _____

Air Cond. _____

Finish— Fir ✓ Hd. Wd. _____

Floor— Fir ✓ Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____ Blt. In _____

Tile— Walls _____ Wainscot _____ Floors _____

Electrical— Outlets _____ Fixt. ✓

Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____

Metal Awnings _____

SLAB 4x4 @ 50 8

Total Additions 1250

Year Built 1896 Avg. 53 Reproduction Value 3849.

Inf. by { Owner - Tenant - Neighbor - Record - Est. ✓ Depr. Col. 1 2 3 4 5 6 34%

Repr. Val. Minus Depr. 1309.

Obsol. or Rem. _____%

Remodel Year 1948 Est. Cost _____ Bldg. Value _____

Garage— Class 2 Depr. 2% 3%

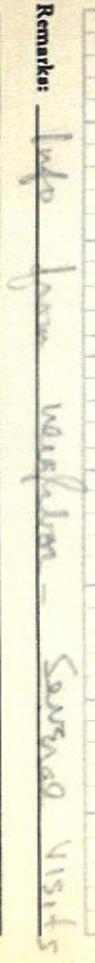
Cars 1 Floor ent Walls dia Roof pat Doors 1

Size— 15 x 18 Age 30+ Cost 218 x 30% 65.44

Other STORE ROOM, IN, 112, 113 Page 48 of 97 180-30% 54.48

Total Building Value 5000

Med. Lib.



2-1013
Serial Number1 OF 1
Card Number

Owners Name Bernice Luella Blair
Location Lot 7 Block 18 Plat B SLC Sub -
Kind of Bldg. Res. St. No. 630 South 7th East
Class 4+ Type 1 2 3 4 Cost \$ 4862 x 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	876		\$ 5154.	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone Brick Conc. — Sills —

Ext. Walls sdg

Roof Type gable Mtl. pat

Dormers—Small — Med. — Large —

Bays—Small — Med — Large —

Porches—Front 232A @ 2.50 580

Rear Conc. slab 4x4 = 16P. @ .50 8

Porch glazed 55P. @ 1.80 99

Planters — @ —

Ext. Base. Entry — @ —

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full — Floor Conc 414

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub. 1 Trays —

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. — 550

Heat—Stove — H.A. — FA ✓ HW — Stkr — Elec. —

Oil — Gas ✓ Coal — Pipeless — Radiant — 357

Air Cond. — Full — Zone —

Finish—Fir. ✓ Hd. Wd. — Panel —

Floor—Fir. ✓ Hd. Wd — Other —

Cabinets 1 Mantels —

Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. —; Metal D. — S. —

Awnings — Metal — Fiberglass —

Total Additions average 1902 2008

Year Built 1896 Avg. 1.60 Replacement Cost 3 7162

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6 30

1940 Base Cost, Less Depreciation 2147

Total Value from reverse side Page 50 of 97 303

Total Building Value \$ 2452

Blotter 16 RE-APPRAISAL CARD 2-1093 FH

Owner's Name Joe Blair Desc 2
 Owner's Address 630 7th East, City
 Location Lot 7 Block 18 Plat B SLC Survey
 Kind of Building Res Street No. 630-57 E
 Schedule 1 Class 4+ Base Factor 209

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x</u>		<u>876</u>	<u>\$ 2.09</u>	<u>\$ 1831</u>
	<u>x</u>				
	<u>x</u>				
	<u>x</u>				

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>✓</u> Conc. <u>✓</u> None <u>—</u>		
Ext. Walls <u>Siding</u>		
Roof—Type <u>Gable</u> Mat. <u>Sh</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Lg. <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Lg. <u>—</u>		
Porches—Front <u>x 232 @ 90</u>	<u>193</u>	
Rear <u>x 55 @ 80</u>		
Basement <u>Root</u> Floor <u>—</u>	<u>35</u>	
Attic—Rooms <u>—</u> Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>—</u> Urinals <u>—</u> Fountains <u>—</u>		
Heat—Stove <u>—</u> H. A. <u>✓</u> Steam <u>—</u> S. <u>—</u>	<u>170</u>	
Finish—{ Hd. Wd. <u>—</u> Floors <u>—</u> { Hd. Wd. <u>—</u> Fir. <u>—</u> Fir. <u>—</u>		
Cabinets <u>Paint</u> Mantels <u>—</u>		<u>90</u>
Tile—{ Walls <u>—</u> Floors <u>—</u>		
Lighting—Lamp <u>—</u> Drops <u>✓</u> Fix <u>—</u>		
Total Additions and Deductions	<u>388</u>	<u>1831</u>
Net Addition or Deductions	<u>90</u>	<u>\$ 299</u>

Age <u>20</u> Yrs. by { Est. <u>✓</u> Owner <u>✓</u> Tenant <u>—</u> Neighbors <u>—</u> Records <u>—</u>	REPRODUCTION VALUE <u>\$ 2129</u>
	Depreciation <u>53/47</u> % <u>\$ 1001</u>
	Reproduction Val. Minus Dep. <u>\$ 1001</u>
Remodeled <u>—</u> Est. Cost <u>—</u>	Remodeling Inc. <u>—</u> % <u>\$ 96</u>
Garage—S 8—C <u>2</u>	<u>1-F</u>
Cars <u>1</u> Walls <u>Sid</u>	
Roof <u>Sh</u> Size <u>15 x 18</u> Age <u>20</u>	
Floor <u>Dib</u> Cost <u>142/40</u>	Depreciated Value Garage <u>\$ 59</u>
Remarks <u>1st Floor</u>	Total <u>\$ 1156</u>
<u>(1893)</u>	Obsolescence <u>—</u> % <u>\$ 0</u>
	Total Building Value <u>\$ 1156</u>

EXHIBIT J

CURRENT PHOTOGRAPHS OF EACH FACADE







EXHIBIT K

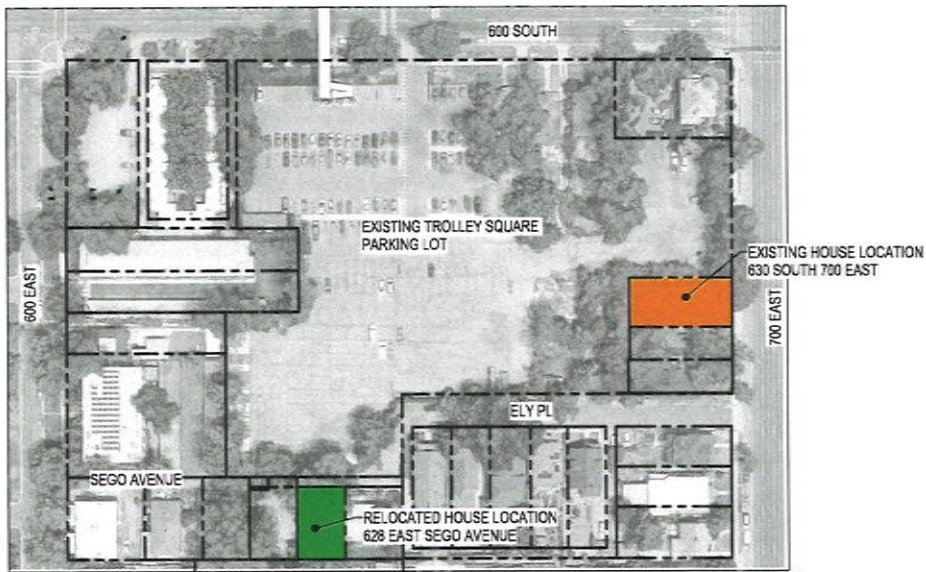
CURRENT PHOTOGRAPHS OF ADJACENT PROPERTIES



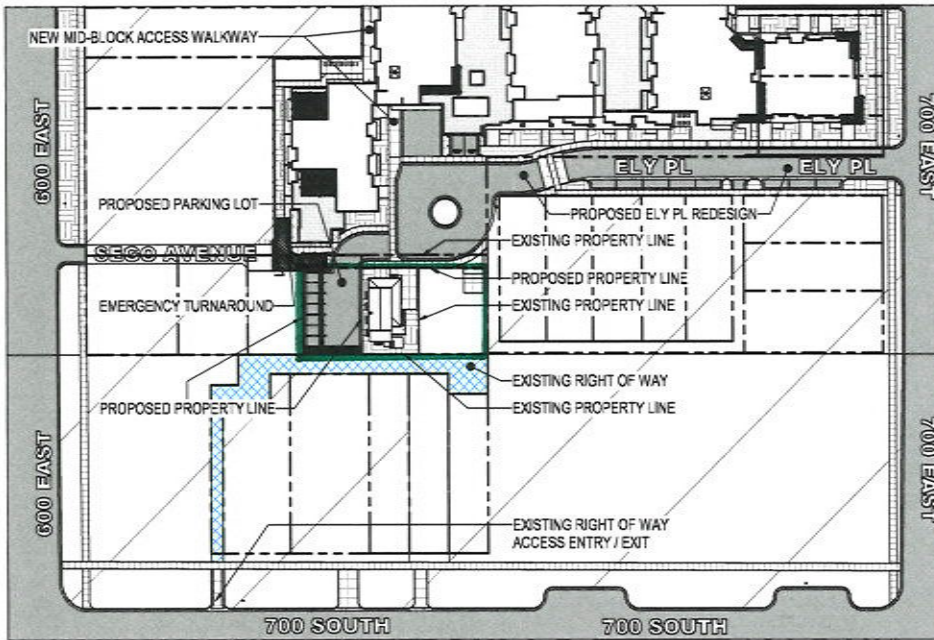


EXHIBIT L

ARCHITECTUAL DRAWINGS SHOWING
RELATIONSHIP OF PROPERTY BUILDING HEIGHTS, SET BACKS FROM
BUILDING ON THE NEW BLOCK FACE AND ELEVATIONS



OVERALL SITE - HOUSE NEW AND EXISTING LOCATION AERIAL
7" = 80' 0"



HOUSE NEW AND EXISTING LOCATION CONCEPT
1" = 80' 0"



EXISTING LOCATION BUILDING SOUTH ELEVATION



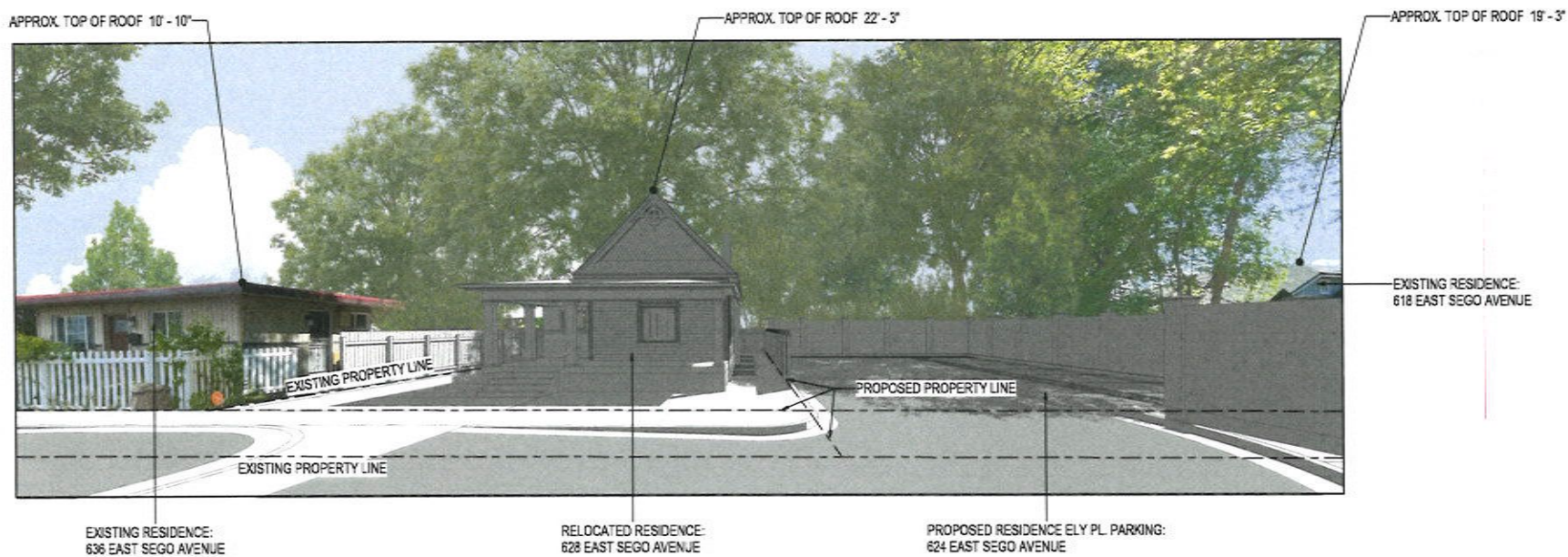
EXISTING LOCATION BUILDING NORTH ELEVATION



EXISTING LOCATION BUILDING EAST ELEVATION



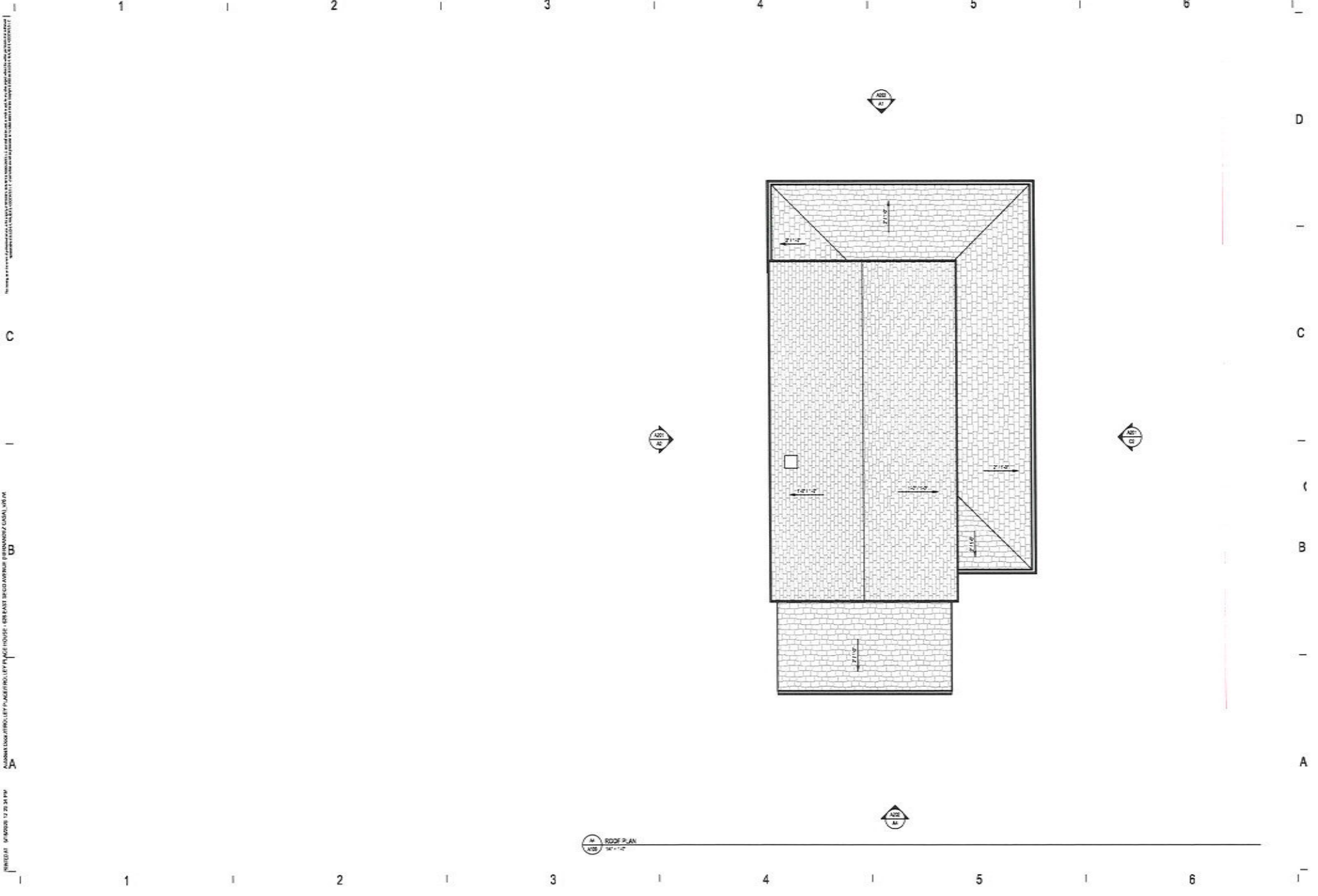
EXISTING LOCATION BUILDING WEST ELEVATION

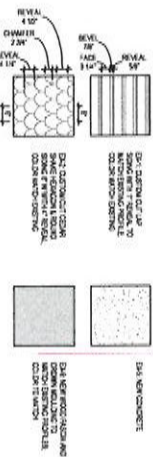


THESE PLANS ARE PREPARED BY A PROFESSIONAL ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

ALABAMA QUALITY HIRING PRACTICE - ON EAST SECOND AVENUE, BIRMINGHAM, ALABAMA 35203

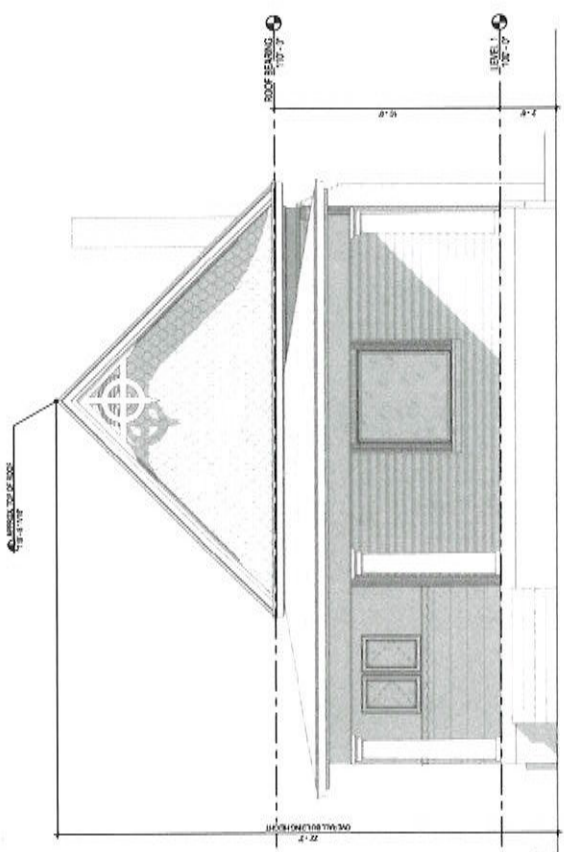
PRINTED AT 10:00 AM 12/28/2019



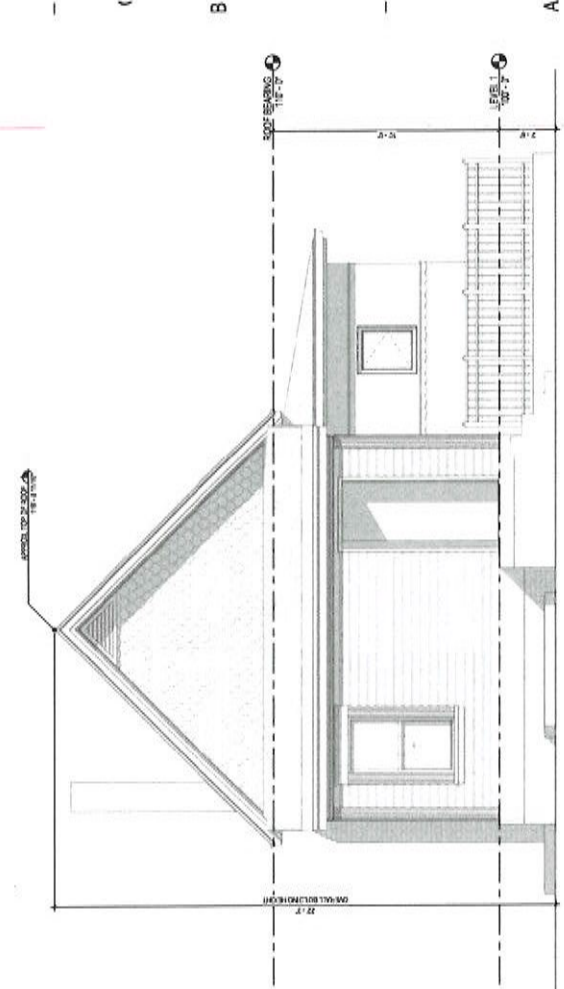


EXTERIOR MATERIALS LEGEND

	Custom Cut Lap Siding Match Existing Color Color Match Existing		New Concrete
	Custom Cut Gable Siding Match Existing Color Color Match Existing		New Wood Siding Match Existing Color Color Match Existing
	New Brick Match Existing Color Color Match Existing		New Brick Match Existing Color Color Match Existing
	New Brick Match Existing Color Color Match Existing		New Brick Match Existing Color Color Match Existing

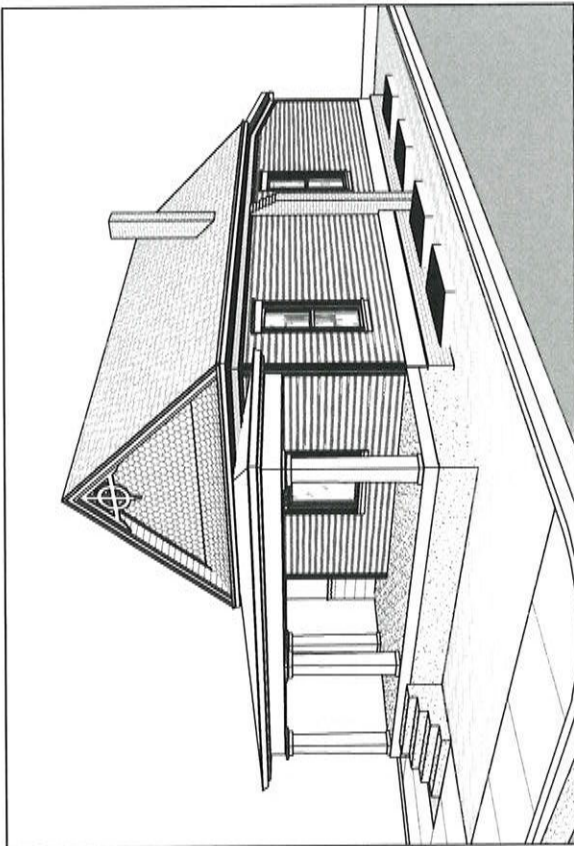


A1 - SOUTH ELEVATION
110'-0"

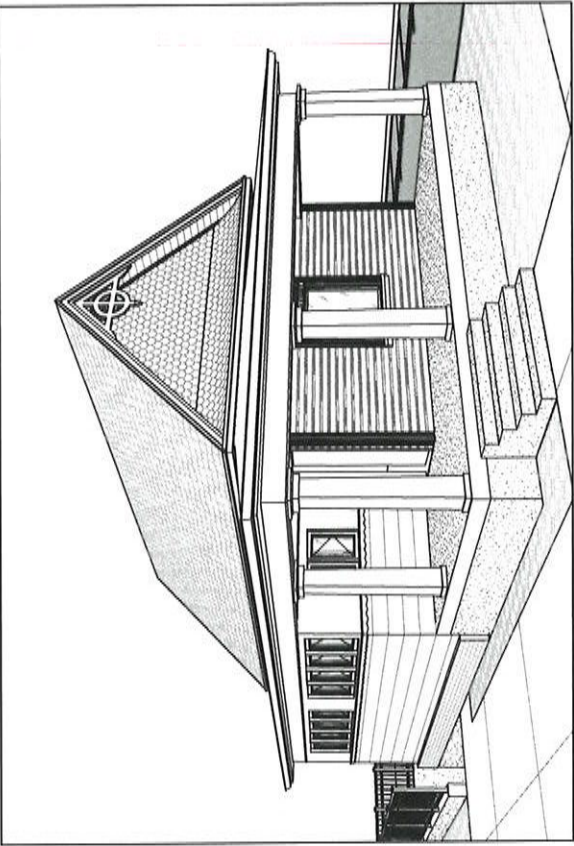


A1 - NORTH ELEVATION
110'-0"

1 2 3 4 5 6

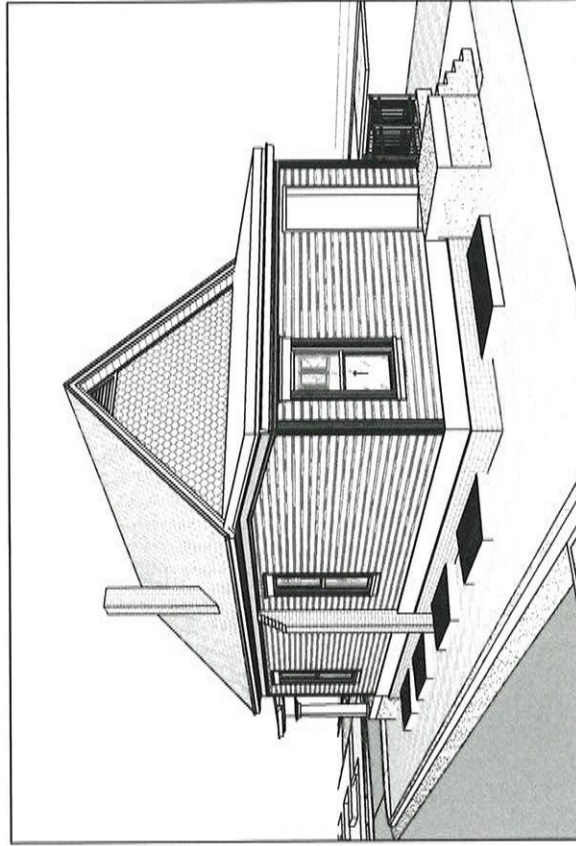


2 NORTHWEST CORNER - PERSPECTIVE VIEW

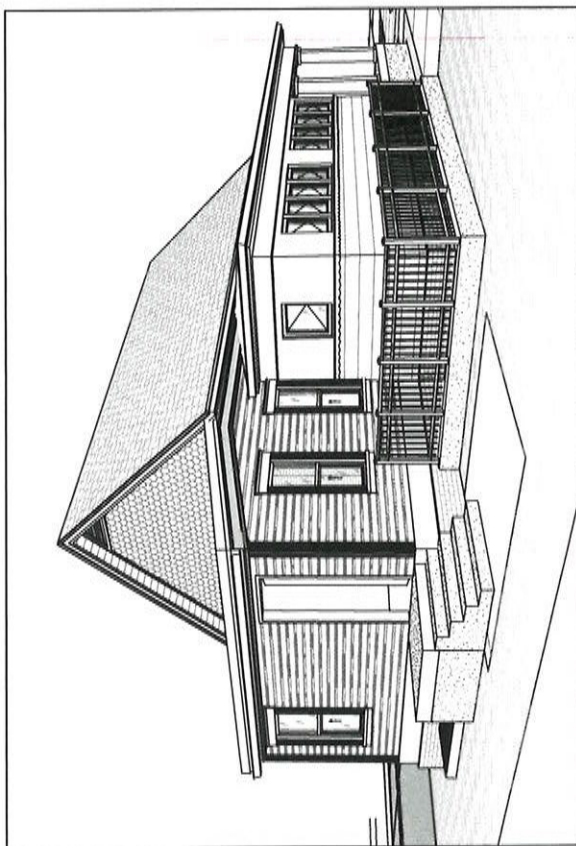


3 NORTHEAST CORNER - PERSPECTIVE VIEW

1 2 3 4 5 6

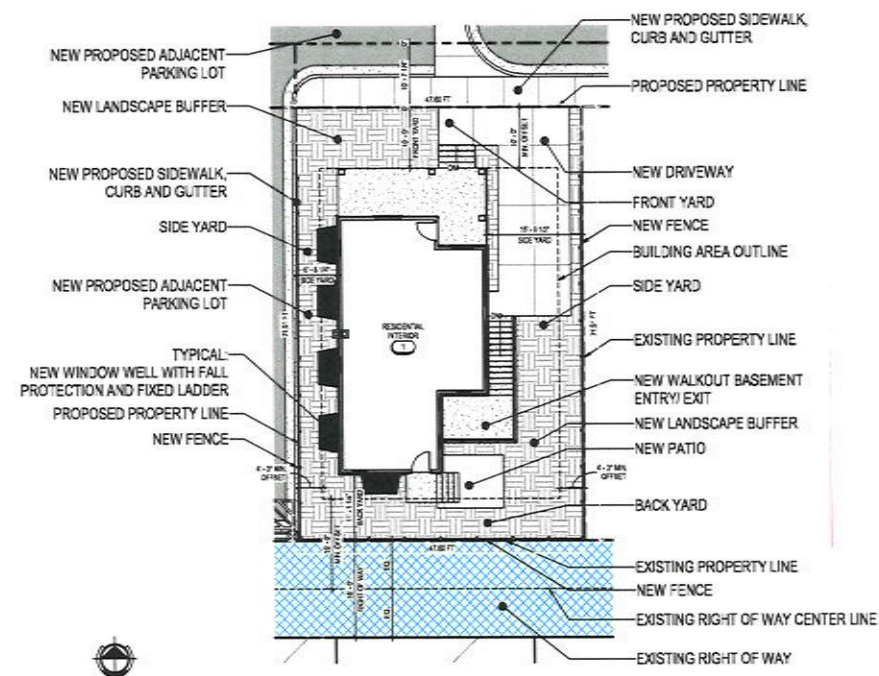


4 SOUTHWEST CORNER - PERSPECTIVE VIEW



5 SOUTHEAST CORNER - PERSPECTIVE VIEW

LEVEL 1		
BUILDING FOOTPRINT - GROSS	1,191 SF	348
YARD	1,241 SF	888
LEVEL 1	1,432 SF	1236
TOTAL SF ±	1,432 SF	



Page 67 of 97

Response to Relocation Application for 630 S. 700 E.

In general: The decision to relocate the house on 630 S. 700 E. was done with a great deal of thought and motive. It is agreed that ideally, if the house could be “picked up” and moved to another location with no risk. Under the circumstances, it can’t be. Given the age of the house, it was built in 1896, an attempt to do an intact move is in all probability not possible, risking a complete collapse of the house, destroying not only the historic exterior but also the interior of the house. Even if the house could be moved in one piece the Salt Lake City building codes require that all utilities services, i.e. electrical, plumbing and structural components, be rebuilt consistent with current building codes. This would certainly destroy the entire inside of the house and some internal structure. This house is not a candidate for demolition according to the historic guidelines as it is in relatively livable condition with an occupant.

Hence, it is proposed that the foundation and inside (framing) of the house be built in compliance with current housing codes. We want a family to live in the house after it is relocated and not be concerned about the safety issues of electrical, plumbing and structural material.

The process: The house has already been documented through photographs. See Exhibit L of the Relocation Application. Nevertheless, it is intended that additional closeup photos will be taken of the individual components of the exterior of the house. This would primarily include photos of the exterior siding, porch, windows, doors, eaves, roofline, roof, paint. paint colors, and woodwork. The intent is to preserve as much of the exterior siding, windows and any unique features that illustrate the character and integrity of the structure. The windows on the south side of the house are new and were installed with HLC approval. These windows will be installed with the relocation. Some exterior building material will necessarily be consumed in the relocation process. It is intended that replica materials, if needed, can be acquired through several sources, for example *Kuiken Brothers Company, Inc.* All such work will be documented and photographed as necessary.

Already, careful attention has been given to mirror the image of the structure as to its outside streetscape view as to structure dimensions, siding, window size and placement, chimney location and dimensions, roof line and porch orientation. See drawings in Exhibit L of the Relocation Application. In addition, a prior owner of the property has been contacted to verify authenticity of the exterior streetscape.

There is no plans to alter the exterior of the house at this time. If so, a Minor alteration application will be submitted.

The New Lot: The lot currently identified and located at 636 S. Sego Avenue is actually composed of three (3) divisible lots. Some time ago this exact same lot was in fact divided into three (3) legal buildable lots. Many years ago, the lot was owned by Wally Wright (the original Trolley Square Developer) and for some unknown reason he took out the inner boundary lines for the two (2) other lots. Therefore, there is sufficient square footage to subdivide the current lot and make three (3) separate lots out of 636 S. Sego Avenue. 636 S. Sego Avenue is currently owned by Art International (Wendy Mendenhall). Trolley Ventures has a written agreement with Mendenhall to purchase the two (2) lots that will be created when the ground is subdivided. See Mendenhall letter of authorization Exhibit H in the Relocation Application. In fact, the purchase has already occurred. When the multifamily project is approved by the City this same lot will be included in the overall planned unit development as a separate subdivision. If the multifamily project is not approved by the City the 636 S. Sego Avenue lot will not be subdivided and the Hernandez house will not be relocated. It is acknowledged that a permit to relocated the Hernandez house will not be issued until the subdivision has been approved by the City.

Parking area on Sego Avenue: The small parking area on Sego Avenue is not designated as “overflow parking” for the multifamily project. The small area for parking is there for temporary parking for current residents living along Ely Place. The City thought this was a good idea. When Ely Place is brought up to City code requirements this street will likely be designated as a “no parking” street with the exception of some designed parking areas along the street itself. Currently, the residents on the south side of the street use this street area for parking. Parking will probably be redesignated along the newly constructed Ely Place Street or elsewhere. It should be noted that many of the cars parked on this street today are being parked illegally. Regardless, this small parking area is not part of the relocation of the Hernandez house. No rezoning is necessary. In the next version of the multifamily site plan this area will be more accurately label. In the final analysis, this small parking area will remain a buildable lot pursuant to the new subdivision.

Responses to relocation standards of Section 21A.34.020:

1. The proposed relocation will abate demolition of the structure;
: The house located at 630 S. 700 E. is not a candidate for demolition.
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;

: The house located at 630 S. 700 E. will be relocated only approximately 125 yards away from its current location. The relocation lot is virtually in the same neighborhood as the house to be relocated. The overall physical integrity of the district will not be diminished in any way. Nor will the historical associations used to define the boundaries of the district be affected in any way. If the house is not relocated it will be the sole remaining residential house on 700 E. in this block.

3. The proposed relocation will not diminish the historical or architectural significance of the structure;

: When the house is relocated within the city block there will be no diminished historical or architectural significance of the structure. See Exhibit L of the Relocation Application.

4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

: The house once relocated will have vastly improved structural soundness since it will be on a new foundation and be remodeled so as to meet all current building codes.

5. A professional building mover will move the building and protect it while being stored; and

: A professional building “mover” will not be required. A professional licensed contractor will be engaged to perform the actual deconstruction of the house and reinstall those exterior elements at the new location.

6. A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred provided to the city the financial guarantee will 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.

: The appropriate financial guarantee will be provided to the City as required.



COMPANY PORTFOLIO

MULTI-UNIT + HISTORICAL

 (801) 627-1414
 WWW.KIER.ORG

TABLE OF CONTENTS

03 COMPANY PROFILE

05 PORTFOLIO Multi-Unit Historical

10 BUILDING SUCCESS Services Overview Leadership & Communication Quality Commitment Client Testimonials Technology & Software

14 CONTACT US



03

COMPANY PROFILE

PICTURED: HAWTHORNE APARTMENTS | SLC, UT

Page 74 of 97

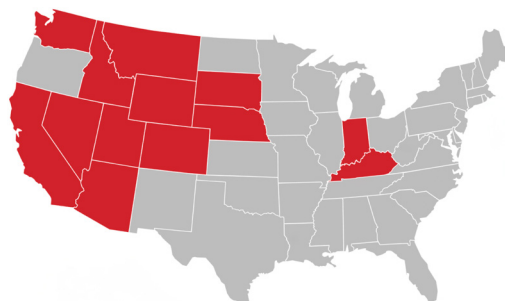
COMPANY PROFILE

At KIER Construction, every project is built on trust, partnership, and a commitment to delivering lasting value. What sets us apart is not just what we build, but how we build it. We put clients first, form lasting relationships with our partners and subcontractors, and rely on a highly experienced team that knows how to deliver results. This collaborative approach protects your goals, your budget, and your timeline—while producing quality you can depend on. With KIER, you're not just hiring a contractor. You're choosing a partner dedicated to bringing your vision to life.

CORPORATE OFFICE

3710 Quincy Avenue
Ogden, UT 84403
(801) 627-1414

KIER IS LICENSED IN/ HAS REGISTERED COMPLETED PROJECTS IN 13 U.S. STATES



40

YEARS EXPERIENCE

80+

EMPLOYEES

\$250M

BONDING LINE

0.62

EMOD

FINANCIAL VIABILITY

KIER Construction is built on financial strength, disciplined controls, and the capacity to deliver large, complex projects from start to finish. Our proven stability and risk-managed approach give owners, lenders, and partners confidence in consistent, dependable performance.

RECENT HONORS

2025 UC+D Most Outstanding Multi-Family Project Award | Residences at Sugar Alley
2025 AGC Multi-Family Project of the Year Award | Residences at Sugar Alley
2024 UC+D Merit Award Small Project | U of U Financial Services Office
2023 Urban Design Utah Honor Award | Granary Campus Salt Lake City
2022 UC+D Most Outstanding Project Award | Granary Campus Salt Lake City
2020 UC+D Most Outstanding Project Award | Rockpoint Apartments & Clubhouse
2019 Urban Project of the Year Award-Utah Housing Coalition | Denver Street Apartments
2019 CCIM Excellence Awards | Finalist Contractor of the Year



05 PORTFOLIO

Multi-Unit

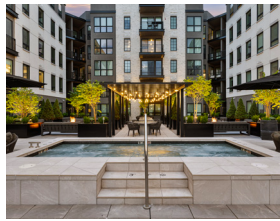
KIER has delivered over 19,000 multifamily units across hundreds of projects, combining disciplined quality control, accurate preconstruction, and efficient phased construction to consistently deliver high-quality communities.

Historical

KIER has completed numerous historic restoration and adaptive reuse projects, preserving defining architectural features while integrating modern building systems, seismic upgrades, and contemporary functionality into landmark structures.



RESIDENCES AT SUGAR ALLEY | SLC, UT

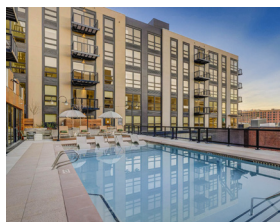


SCOPE	210,362 SF
OWNER	LOWE PROPERTY GROUP
ARCHITECT	MVE + PARTNERS

Residences at Sugar Alley offers 193 upscale units over structured parking, with extensive amenities and award-winning design in the heart of Sugarhouse, enhancing urban living experiences.



THE JOURNEYMAN | SLC, UT



SCOPE	203,317 SF
OWNER	LAKE UNION PARTNERS
ARCHITECT	MVE + PARTNERS

The Journeyman is a 184-unit mixed-use community in the Granary District featuring retail, parking, and amenities including a pool, spa, and fitness area with one- and two-bedroom units.



HAWTHORNE APARTMENTS | SLC, UT



SCOPE	285,904 SF
OWNER	LAKE UNIOIN PARTNERS
ARCHITECT	BLACKBOX DESIGN STUDIOS

Hawthorne Apartments is a 218-unit community across 56 buildings with a clubhouse, pool, leasing office, and retail, offering modern living in a connected Salt Lake City neighborhood.

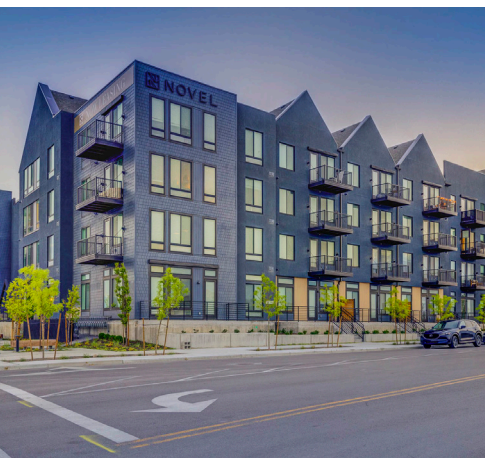


MERIDIAN APARTMENTS | SLC, UT



SCOPE	190,276 SF
OWNER	LAKE UNION PARTNERS
ARCHITECT	ARCHITECTURE BELGIQUE

Meridian Apartments includes 263 units in two 4-story buildings, featuring a clubhouse, pool, and close proximity to TRAX, providing convenient, transit-oriented living in Salt Lake City.



NOVEL DAYBREAK | SOUTH JORDAN, UT

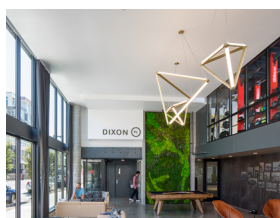
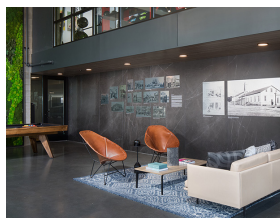


SCOPE	428,732 SF
OWNER	CRESCENT COMMUNITIES
ARCHITECT	CRANE ARCHITECTURE

NOVEL Daybreak features four 4-story buildings with studio to two-bedroom units, high-end finishes, and flexible coworking spaces, supporting modern lifestyles within the vibrant, sustainability-focused Daybreak community.



DIXON PLACE | SLC, UT

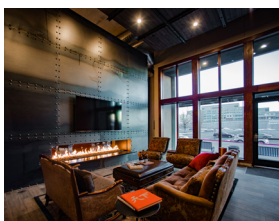
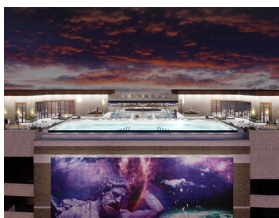


SCOPE	87,943 SF
OWNER	LOWE PROPERTY GROUP
ARCHITECT	MVE + PARTNERS

Dixon Place is a 59-unit boutique mixed-use community in Sugarhouse with five residential levels over structured parking, offering walkability, luxury living, and shared gathering and office spaces.



HARDWARE VILLAGE | SLC, UT



SCOPE	549,214 SF
OWNER	SALT DEVELOPMENT
ARCHITECT	ARCHITECTURAL NEXUS

Hardware Apartments includes two seven-story towers with 451 units, structured parking, and a sky deck, blending modern design with the historic Hardware Building in downtown Salt Lake City.



THE DEWITT APARTMENTS | SLC, UT



SCOPE	107,440 SF
OWNER	THE WIDEWATERS GROUP
ARCHITECT	AJC ARCHITECTS

The Dewitt Apartments is a 149-unit community featuring rooftop views, balconies, a fitness center, and gathering spaces, located conveniently near downtown Salt Lake City amenities.



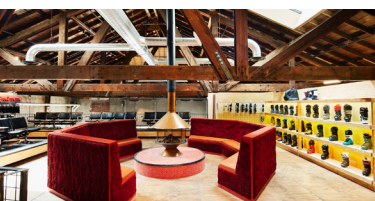
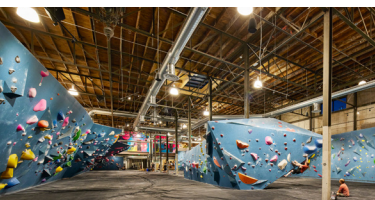
BRIXTON APARTMENTS | SLC, UT



SCOPE	136,292 SF
OWNER	BARON EQUITIES
ARCHITECT	BLACK BOX DESIGN STUDIOS

Brixton Apartments is a 97-unit, five-story mixed-use community with ground-level parking and retail, offering studio to two-bedroom units with modern construction and shared circulation spaces.

THE GRANARY CAMPUS | SLC, UT



SCOPE	108,500 SF
OWNER	LAKE UNION PARTNERS
ARCHITECT	LLOYD ARCHITECTS

This project transformed a collection of historic warehouses into a vibrant community destination while preserving the character of Salt Lake City's Granary District.

The historic Salt Lake Rapid Transit Building was reimagined as Campus SLC, an adaptive reuse development featuring evo Retail, evo Hotel, All Together Skatepark, Salt Lake Bouldering Project, Level Nine Sports, an art gallery, and other retailers. Original masonry, exposed timber, and defining architectural elements were carefully restored and integrated throughout the new spaces.

The work included a full seismic retrofit, restoration and refinishing of existing materials, new structural mezzanines, and modern MEP systems. Historic features—including exposed brick, heavy timber framing, original windows, and Historic Registry elements—were preserved in accordance with the Secretary of the Interior's Standards for Rehabilitation, ensuring the building's historic character remains at the heart of its new purpose.



2023 AIA UTAH MERIT
AWARD WINNER



10 BUILDING SUCCESS

Services Overview
Leadership & Communication
Quality Commitment
Client Testimonials
Technology & Software

PICTURED: RESIDENCES AT SUGAR ALLEY | SLC, UT



SERVICES OVERVIEW

Preconstruction

At KIER, preconstruction is more than estimates and logistics—it's a holistic system built on tools, expertise, and collaboration. We work closely with clients to design within their budgets, navigate complex project variables, and proactively plan for success. By integrating planning, pricing, procurement, design support, and risk management, we create a comprehensive strategy that sets every project up for long-term success.

Construction Management

Where vision meets execution, KIER's Construction Management brings projects to life with discipline and direction. From early planning through post-occupancy, our experienced team delivers tailored solutions that meet the unique goals of each client. Whether we're managing a fast-paced tenant improvement or a complex ground-up facility, our focus remains the same: delivering exceptional results on time, on budget, and above expectations.

LEADERSHIP & COMMUNICATION

At KIER, every successful project begins with partnership. On every job, we work closely with owners and design teams—building on trust, clear communication, and a shared commitment to delivering high-performing facilities. We prioritize transparency through open-book practices, regular coordination meetings, and direct involvement from our executive leadership, including President Clint Costley and Vice President Andrew Smith. Their hands-on approach provides experienced oversight from concept through completion.

KIER's strength lies in assembling proven professionals whose integrity, technical expertise, and accountability ensure projects are delivered with confidence, clarity, and consistent results.



CLINT COSTLEY
PRESIDENT



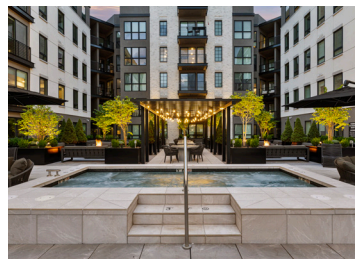
ANDREW SMITH
VICE PRESIDENT

QUALITY COMMITMENT

KIER maintains a comprehensive and practical quality assurance and control program designed to ensure accuracy, consistency, and long-term performance on every project. From planning through closeout, our focus is on getting it right the first time. The process includes material mockups, finish sample boards, and detailed pre-pour and pre-rock checklists to confirm that work meets design intent and performance standards before moving forward.

We utilize Procore to document, track, and share quality information in real time, providing full transparency and accountability among the owner, design team, and field staff. This proactive approach helps identify potential issues early and supports efficient communication and resolution.

KIER's reputation for quality is built on craftsmanship, collaboration, and integrity. We emphasize teamwork and clear expectations across all trades, ensuring that every detail reflects the project's standards and the client's vision. Our in-house professionals and trusted subcontractors share a commitment to building durable, functional, and well-finished spaces that continue to perform well long after completion.



CLIENT TESTIMONIALS

KIER Construction has always been incredibly responsive to our needs. They maintained open lines of communication and were always eager to address any concerns or requests we had. This level of attentiveness and dedication made our working relationship not only productive but also genuinely enjoyable.

- *Austin Davis* | *First Step House*
Stratford Apartments
First Step House Campus

KIER's organizational and management expertise along with their anticipation of scheduling and cost was instrumental when dealing with sub-contractors, city officials, architects, and engineers. KIER's commitment and attention to detail was also integral to the success and completion of our project.

- *Shawn Wolfley* | *NNHC*
Colony B
Landing at 5 Points

They have a capable and diligent team, and we've established an excellent working relationship with them. The fact that we have returned to work with them for several projects should serve to further underscore that we believe strongly in their team, the values they maintain, and their abilities.

- *Newton Breiter* | *Formerly, LUP*
The Journeyman
The Granary Campus
Hawthorne Apartments
Meridian Apartments



PRECONSTRUCTION & ESTIMATING

TECHNOLOGY & SOFTWARE

Through BuildingConnected, we engage the right trade partners early and competitively, ensuring strong market coverage, accurate pricing, and dependable subcontractor participation. The result is stronger budgets, fewer surprises, and better alignment between scope, schedule, and cost.



CONSTRUCTION MANAGEMENT

With Procore as our central project platform, all documents, schedules, RFIs, submittals, drawings, and field reporting are managed in one real-time system. This keeps owners, design teams, and trade partners fully aligned, improves communication, and allows issues to be identified and resolved before they impact schedule or cost. Transparency and accountability are built into every phase of the project.



CLOSEOUT & WARRANTY

Our use of Closeout Pro streamlines the final phase of construction—organizing warranties, O&M manuals, as-builts, and punch lists into a structured, digital turnover process. Owners receive complete, accessible documentation faster, reducing delays in occupancy and simplifying long-term facility management.





CONTACT US

BRODY BROWNING

BUSINESS DEVELOPER



TEL: (801) 627-1414
CEL: (801) 648-0001



BRODY@KIER.ORG



WWW.KIER.ORG

ATTACHMENT C: Site Photographs



Subject Dwelling – 630 S. 700 E. – View from 700 East



View of the subject dwelling's porch



View of porch from the North



Original wood windows on front and north side of subject dwelling



View of the North side of the dwelling – brick chimney



View of the North side of the dwelling – showing the original wood windows and horizontal wood cladding siding with a scooped profile at the top



View of the back of the dwelling -looking from the West



***View of the south side of the dwelling – likely a later addition to the dwelling- shows
Wider wood lap clad siding***



View of the south side of the porch -looking from 700 East



View of the south side of the dwelling -most likely an older addition- showing newly replaced windows and the scalloped wooden trim molding above the siding



View to the northwest -showing the front door and covered porch area



View of 636 E. Sego Avenue – looking southeast- shows the existing house on the east side of the property and the vacant area to the west

ATTACHMENT D: Analysis of Standards for Relocation

Standard	Analysis	Finding
1. The proposed relocation will abate demolition of the structure;	The request to relocate the existing structure is to clear the existing lot so that it can be incorporated into a larger multi-family development in connection with the parking lot to the west. Relocating the structure will decrease the likelihood of demolition.	Complies
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;	The structure will be moved from a property facing 700 East to a property located on the interior of a block along a private right-of-way. The move will not diminish the structure's historical association within the district, since the new location remains within the local district boundaries and there will be no loss of a structure from the local district resources. The new location will be among other dwellings built in the same time period.	Complies
3. The proposed relocation will not diminish the historical or architectural significance of the structure;	The proposed relocation of the structure will not change its architectural significance, as it will retain all of the character-defining materials and features, such as the wood columns, wood drop novelty siding, and scalloped wood siding in the roof gable. The historical and architectural significance of the structure will not be diminished by the move. This structure has lost its context due to the demolition or approved relocations along the subject street frontage.	Complies
4. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;	Since the structure will be deconstructed and subsequently relocated, there will be some effect on its structural soundness; planning staff asserts that the relocated structure could, in fact, be more structurally sound than its current state. The applicant has stated that the dwelling will be reassembled with a new foundation, framed walls, and a new roof. This will ensure increased stability in the structure.	Condition of approval

5. A professional building mover will move the building and protect it while being stored; and	The ordinance standards for the relocation of a contributing structure include a requirement that <i>a professional building mover move the building and protect it during storage</i>. The applicant has stated in their narrative that “A professional building mover will not be required. A professional licensed contractor will be hired to perform the actual deconstruction of the house and reinstall those exterior elements at the new location.” The applicant has also stated that it is “in all probability not possible” to relocate the existing structure intact without risk. The applicant has identified Kier Construction as their preferred contractor for this project. Planning staff has included a condition to the recommendation that requires a licensed and bonded contractor with specialized skills in relocating historic structures to provide specifics on how the building will be relocated to ensure that it is not destroyed. This specific information must be submitted in writing to the Planning Director for approval prior to the issuance of a relocation permit.	Condition of approval
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.	The applicant acknowledges that they will be required to provide a financial guarantee at the time of the permit.	Complies

ATTACHMENT E: Department Review Comments

Building Services:

No comment.

Engineering: Corey Legge // corey.legge@slc.gov // 801-535-6159

Contact Chris.Norlem@slc.gov, 801-535-6289 with any questions about these comments or anything in the public right-of-way.

- A certified address is required prior to building permit issuance. Contact SLC Addressing at 801-535-6178 or SLCAddressing@slc.gov.
- Ely Place, Sego Avenue, and southern alley are all private property, not city ROW.
- American Public Works Association (APWA 2025) Standard Plans and Specifications apply to all work in the public way (<https://utah.apwa.org/wp-content/uploads/sites/64/2025/02/APWA-2025-Manual-of-Standard-Plans-DRAFT.pdf>).
- Existing drive approaches that will no longer be used must be removed and replaced with curb and gutter (APWA 205.1 Type A), sidewalk (APWA 231), and park strip landscaping (City code Section 21A.48.060).
- Notes for the larger project:
- 700 East is UDOT ROW. Contact Peter Tang (PTang@utah.gov) at Region 2 for drive approach location approval and permits. SLC Engineering (Engineering.Permit@slc.gov, 801-535-6203) will also issue a permit work in the state ROW between back of curb and property line.
- A Subdivision Improvement Construction Agreement may be required for public right-of-way improvements. Contact Corey Legge, head of Development Review and Permitting at SLC Engineering (Cory.Legge@slc.gov, 801-535-6159) for more information.
- SLC Standard Street Sections: <https://www.slcdocs.com/transportation/design/pdf/E1.a1.pdf>
- Street Typologies: <https://www.slc.gov/transportation/2023/12/07/typologies/#Guide>
- This note must be on project Civil plans: "Prior to performing any work or staging materials or equipment in the public right-of-way, a Permit to Work in the Public Way must be obtained from SLC Engineering Division by a state licensed, city bonded and insured contractor. Permits available at slc.gov."
- SLC Engineering will review the civil improvement plans when a building permit application is made.

Fire: Douglas Bateman // douglas.bateman@slc.gov // 801-535-6619

7/13/2026 The following comments are based on the information provided at DRT and are not an approval. Additional comments may arise with a full code compliance review. Applicant shall perform their due diligence and contact this office with any questions. Doug Bateman - douglas.bateman@slc.gov

*An approved fire access road shall be provided so that all ground level exterior walls are within 150-feet of road.

*Road shall provide a minimum clear width of 20-feet and be constructed of concrete or asphalt and withstand impacted loads of 75,000 pounds.

*Hydrants shall be provided within 600-feet of all exterior portions of the building and provide the minimum required fire flow per IFC appendix B

*Dead end fire access roads greater than 150-feet shall be provided with an emergency turn a round that meets the specification of Appendix D

*Building will be limited to 30-feet or less maximum height unless aerial access is provided.

Public Utilities: Kristeen Beitel // Kristeen.beitel@slc.gov // 801-483-6733

Comments have been provided specifically on the relocation of a historic building. The proposed subdivision for future development for the Trolley Place project has not been reviewed. These comments do not indicate any acceptance of any project elements outside of the relocation of the historic building.

The active, existing utility services (water and sewer) to the current lot (630 South 700 East) will be required to be abandoned at the public utility mains in the roadway, per SLCDPU standards, as part of the relocation.

New utility services at the relocation will be required to serve this building. Currently, there is already a building on the designated relocation parcel being served by a ¾" water meter and a shared sewer lateral at the back of the property (shared with multiple properties and buildings to the west). SLC Ordinance only allows one water meter per parcel and requires a sewer lateral for each building. **There is no public sewer to the frontage of the relocated parcel, and SLCDPU cannot guarantee approval of connection to the public sewer system.**

For water, should the existing Sego Avenue parcel not be split, the relocated building will need to be served water by the existing ¾" water meter and service to the parcel. If this meter is not large enough to support both buildings, then this will need abandoned at the public water main per SLCDPU standards and an entirely new service and meter will need installed. If the lot is split, then a separate water meter would be allowed for the new parcel.

For sewer, a variance with SLCDPU Director approval would be required to connect to the existing private, shared sewer lateral at the rear of the properties. Additionally, this sewer lateral would need to pass a video inspection with SLCDPU to ensure it is in good enough condition to take an additional connection, and all property owners on the shared sewer lateral would have to provide signed permission to add the home to the shared sewer lateral. Easements between property owners will be required for any portion of the new structure's individual sewer lateral that crosses private property lines and any portion of shared lateral that crosses property lines. Alternatively, a designated lateral for this structure could be installed, but would require easements to pass through private properties to connect to the public sewer system in 600 East. With its own sewer lateral, a variance would not be required. SLCDPU will require proof of appropriate easements between property owners for either scenario. **Please note that sewer service is not straightforward and should be thoroughly analyzed and considered prior to moving forward with the building relocation. Connection of sewer to the public sewer system is required per SLC and Salt Lake County Ordinances.**

Public Utilities will require a site utility plan to be submitted for the relocated site to illustrate how water and sewer service will be provided to the relocated structure to provide PU acceptance of the historic building relocation.

Public Utilities fees, permits, service applications, and agreements will be required to be paid in full and completed prior to permitting any relocation or other permits (e.g. demolition permit, building permit, etc.).

Transportation:

This proposal, including relocation of the building only after the associated subdivision and multifamily development is approved, meets Transportation requirements for access and parking.

Email Correspondence:

From: [REDACTED]
To: [Martinez, Diana](#)
Subject: (EXTERNAL) Re: Relocation of a Contributing Structure at Approximately 630 S. 700 E.
Date: Monday, July 27, 2026 3:03:20 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Diana,

I am reaching out to express my wholehearted support to relocate this charming house.

Thanks,

Casey McDonough

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]