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June 19, 2019

VIA EMAIL: Kelsey.lindquist@slcgov.com

Historic Landmark Commission
SALT LAKE CITY CORPORATION
451 South State Street, Room 326
Salt Lake City, Utah 84111

cc: Holly Mullen, Communications and Engagement Manager (holly.mullen@slcgov.com)

Re: 4th Avenue Well – HLC PLNHLC2018-00557 and PLNHLC2018-00558
Comment: The Commission's Capitol Hill and Commercial Guidelines are Distinguishable and Without Precedential Value; Guidelines for Residential City-Wide Center Greenway Parks are the Controlling Design Guidance.

Ms. Lindquist:

This letter supplements my comment to the Historic Land Commission of June 6 regarding how the applicant's (the DPU's) proposed 4th Avenue Pump fails to comply with Salt Lake ordinance requirements. This supplemental comment concerns the role of the Commission's design guidance in any future hearing.¹ I am aware that the June 6th hearing has been postponed and that further negotiations may result in a revised design being submitted; however, the following authorities and points will be relevant regardless of any pump house design that is considered by this Commission.

¹ Salt Lake City. Salt Lake City Design Guidelines. (Accessed June 19, 2019) ([url: https://www.slc.gov/historic-preservation/design-guidelines-and-ordinance-regulations/](https://www.slc.gov/historic-preservation/design-guidelines-and-ordinance-regulations/)). Specifically, Design Guidelines for Historic Commercial Properties and Districts in Salt Lake City (accessed June 19, 2019) ([url https://www.slc.gov/historic-preservation/design-guidelines-and-ordinance-regulations/](https://www.slc.gov/historic-preservation/design-guidelines-and-ordinance-regulations/)) (hereafter "City Historic District Commercial Design Guidelines"); New Construction for Commercial Buildings in Historic Districts, Chapter 13 In City Historic Commercial Design Guidelines ([url: http://www.slcdocs.com/historicpreservation/GuideCom/Ch13.pdf](http://www.slcdocs.com/historicpreservation/GuideCom/Ch13.pdf)) (hereafter "City New Construction Historic District Commercial Design Guidelines"); Design Guidelines for Commercial Buildings in the Capitol Hill Historic District ([url: http://www.slcdocs.com/historicpreservation/GuideCom/Ch15.pdf](http://www.slcdocs.com/historicpreservation/GuideCom/Ch15.pdf)) (hereafter "Capitol Hill New Construction Historic District Commercial Design Guidelines"); Salt Lake City. A Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City (accessed June 19, 2019) ([url: http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf](http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf)) (hereafter "City Residential Design Guidelines in Historic Districts", re: greenbelt parkways).

Design guidance for new construction of commercial buildings in historic districts is distinguishable and does not control in these premises. In summary, the City New Construction Historic District Commercial Design Guidelines and the Capitol Hill New Construction Historic District Commercial Design Guidelines provide examples of existing commercial buildings (e.g. – the) and suggest that any proposed commercial structure with a New Urban Design brick exterior are compatible with the existing historic neighborhood.

All of the examples in the Commercial Historic and Capitol Hill Historic guidelines are either old grocery stores or new multi-family buildings that are oriented as a regular residence facing the street. *None are located in the center of a center-strip greenway park.* All of the examples in the Commercial Historic and Capitol Hill Historic guidelines are either consumer sales establishments or multi-family apartments. *None are chemical treatment facilities or municipal utility buildings.* In its submissions to the Commission, the DPU has provided no counter examples.

In conclusion, the existing guidelines simply do not provide examples or on-point guidance with respect to a chemical treatment plant or a pump house. Existing guidelines are distinguishable.

Analogous examples from nearby pump houses indicate pump houses should be placed at the residential street side like ordinary residences. There are four existing examples in the vicinity of proposed 4th Avenue Well: the existing subsurface 4th Avenue well in a greenway park; the pump house at 521-529 North Cortez Street behind the State Capitol,² the pump house at 5th Avenue and “U” Street,³ a utility building in lower City Creek Canyon north of Memory Grove Park⁴, and the historic City Canyon Brick Tanks in lower City Creek Canyon north of Memory Grove Park.⁵

To your commentator’s knowledge, there are only three instances in which any non-natural object (other than pedestrian benches) have been placed in any of the City’s center-street greenway parks: the existing subsurface 4th Avenue Well; the Crimson historical marker at approximately 150 North Canyon Road, and the “Old Cedar Tree” historical monument at approximately 300 South and 500 East.

The design guidance suggested by existing examples are that above ground pump houses are always located oriented to the street as an ordinary residential home or business would be. Non-natural objects are not placed in a center-street greenway park. *Analogous above-ground facilities are never located in the middle of a center-street greenway park.* In its submissions to the Commission, the DPU has provided no counter examples.

Design guidance for greenway parks should control the Commission’s decision making process. Unlike the City’s commercial design standards for historic districts, the City Residential

² Map location: url: <https://goo.gl/maps/Afbzp9q6NPAhfuay5> .

³ Map location: url: <https://goo.gl/maps/YTDCWRBZztAW4hBCA> .

⁴ Map location: url: <https://goo.gl/maps/pWEKniQdaw1YSSTw8> .

⁵ Salt Lake Tribune. August 21, 1898. City’s Water System. Utah Digital Newspapers (url: <https://newspapers.lib.utah.edu/ark:/87278/s6sj2w7t>).

Design Guidelines for Historic Districts provide guidance statements about the City's street-center greenway parks. The City's street-center-greenway parks were developed during the 1910s and 1920s⁶ as the City evolved from ten-acre based agriculture blocks into manufacturing and railroad related residential neighborhoods. The wide lanes that supported agriculture were converted into single lane opposing direction streets with a wide street-center greenway belts. The historic district greenway belt streets begin at 600 North and 200 West and continue south through the Memory Grove residential pocket, begin again at 600 East, and then extend east to 1200 East and south to Liberty Park and 800 South.

With respect to these greenway belt parks, City Residential Design Guidelines for Historic Districts provide:

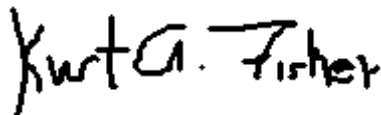
Landscaped Medians or Parkways. Parkway are large grassed or treed medians that line the center of a street, such as along 600 East in Central City, and on 1200 East and 200 South in the University district. They provide a unique historical landscape amenity and are often used as recreational or leisure spaces. They markedly enhance and unify the character of both the street and that part of the district. *Where they are found, parkways add a unique character to the streetscape, and consequently should remain.* Where they have been removed, consider their reinstatement. (*id* at Part II – Design Guidelines, p. 1:10, italic emphasis added).

This guidance should control the instant matter. Non-natural above surface structures should not be built in the street-center parkways. To your commentator's knowledge, there are no current examples of above-ground buildings ever having been allowed anywhere in the City. In its submissions to the Commission, the DPU has provided no counter examples.

Finally, the Commission should consider the precedential effect of allowing an above-ground *chemical treatment plant* to be built in the middle of a historic district street-center parkway. If a chemical treatment plant is permitted, later applicants can argue to allow the conversion of the City's median greenway parks to host latte-coffee huts, freezed soft drink huts, and 7-11 convenience stores.

Please feel free to contact me with any questions that you may have by the means listed above.

Very Truly Yours

A handwritten signature in black ink that reads "Kurt A. Fisher". The signature is written in a cursive, slightly slanted style.

Kurt A. Fisher

⁶ See Salt Lake City Municipal Record. July 15, 1917. Cover Art ("A Typical Salt Lake City Residential Street").