

Motion Sheet for

Re-designating of Odd Fellows Hall

March 25, 2010

1. ["I move that the Council"] Adopt an Ordinance re-designating the Independent Order of Odd Fellows Hall located at approximately 26 West Market Street, as a landmark site on the Salt Lake City Register of Cultural Resources, and rezoning the properties with the Historic Preservation Overlay zoning district.
2. ["I move that the Council"] Not adopt an Ordinance re-designating the Independent Order of Odd Fellows Hall located at approximately 26 West Market Street, as a landmark site on the Salt Lake City Register of Cultural Resources, and rezoning the properties with the Historic Preservation Overlay zoning district.

SALT LAKE CITY ORDINANCE

No. _____ of 2010

(Establishing a landmark site at approximately 26-40 West Market Street related to the re-location of the Odd Fellows Building)

An ordinance establishing as a landmark site the new location of the Odd Fellows Building, now located at approximately 26 West Market Street, and an associated parcel at approximately 30 and 40 West Market Street, pursuant to Petition No. PLNPCM2010-00072.

WHEREAS, section 21A.34.020.C of the *Salt Lake City Code* grants the Salt Lake City Council (“City Council”) the authority to establish landmark sites; and

WHEREAS, the building known as the “Odd Fellows Building” was previously located at 39 West Market Street and had been previously designated as a landmark site by the Salt Lake City Council in 1998; and

WHEREAS, to accommodate expansion of the Frank E. Moss federal courthouse building, the General Services Administration acquired the Odd Fellows Building and the land upon which it was situated at 39 West Market Street; and

WHEREAS, the General Services Administration has agreed to relocate the Odd Fellows Building, rather than demolishing it; and

WHEREAS, the Odd Fellows Building has been relocated to approximately 26 West Market Street (Sidwell Tax ID No. 15-01-430-009) and affects property located at approximately 30 and 40 West Market Street (Sidwell Tax ID No. 15-01-430-006); and

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 10, 2010 on an application initiated by the Mayor (Petition No. PLNPCM2010-00072) and recommended by the City’s Historic Landmark Commission to establish the new location of the Odd Fellows Building along with an adjacent parcel as a landmark site; and

WHEREAS, at its March 10, 2010 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the City Council on said application; and

WHEREAS, after a hearing before the City Council, the City Council has determined that it is appropriate to designate the new location of the Odd Fellows Building, now located at approximately 26 West Market Street, and the adjacent parcel at approximately 30 and 40 West Market Street, as a landmark site to be included in the Salt Lake City Register of Cultural Resources; and

WHEREAS, in accordance with section 21A.34.020.C.4 of the *Salt Lake City Code*, the City Council finds that the boundaries which best enhance the integrity of the landmark site and those which shall constitute the boundaries of the landmark site described herein shall be the boundaries of the properties known as approximately 26, 30 and 40 West Market Street (Sidwell Tax ID Nos. 15-01-430-009 and 15-01-430-006) as more particularly described in Exhibit "A" attached hereto.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Establishing a landmark site. That the properties located at approximately 26, 30 and 40 West Market Street, more particularly described in Exhibit "A" attached hereto, are hereby established as a landmark site pursuant to section 21A.34.020.C of the *Salt Lake City Code*, and shall be listed in the Salt Lake City Register of Cultural Resources.

SECTION 2. Zoning Map Amendment. That the Salt Lake City Zoning Map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the establishment of the landmark site identified above and, as such, the property identified herein shall be designated with an "H" to signify that it is in the Historic Preservation Overlay District.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2010.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

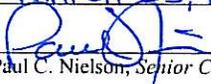
Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2010.
Published: _____.

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>MARCH 23, 2010</u> By: <u></u> Paul C. Nielson, Senior City Attorney
--

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

SCANNED TO: Mayor
SCANNED BY: [Signature]
DATE: 3/17/2010 - 2:30 PM
RALPH BECKER
MAYOR



CITY COUNCIL TRANSMITTAL

David Everitt, Chief of Staff

Date Received: 03/17/2010

Date Sent to City Council: 03/18/2010

TO: Salt Lake City Council
JT Martin, Chair

DATE: March 16, 2010

FROM: Frank Gray, Community & Economic
Development Department Director

RE: Petition PLNPCM2010-00072: Odd Fellows Hall Landmark Site Re-listing initiated
by Mayor Becker.

STAFF CONTACTS: Janice Lew, Senior Planner, at (801) 535-7625 or
janice.lew@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public
Hearing

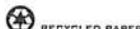
DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

On March 3, 2010 the Historic Landmark Commission voted in favor of forwarding a positive recommendation to the Planning Commission and City Council regarding re-listing the Odd Fellows Hall located at 26 W Market Street as a landmark site on the Salt Lake City Register of Cultural Resources. On March 17, 2010, the Planning Commission voted in favor of forwarding a positive recommendation to the City Council regarding re-listing the Odd Fellows Hall as a landmark site.

Issue Origin: As part of the mitigation measures for the upcoming expansion of the Frank E. Moss Courthouse on the corner of 400 South and Main Streets, the United States General Services Administration (GSA) has relocated Odd Fellows Hall formerly located at 39 W Market Street across the street to approximately 26 W Market Street. Working with the City and the



historic preservation community, the GSA determined that the building, listed as a landmark site to the Salt Lake City Register of Cultural Resources in 1998, would be relocated to vacant property adjacent to the New York Hotel building, another landmark site. In addition, the building should be re-listed on the Salt Lake City Register of Cultural Resources as well as the National Register of Historic Places.

Analysis: Historic preservation is an integral element of creating livable, vibrant, and unique neighborhoods within the City. The proposed zoning map amendment will benefit the Downtown community and the City as a whole by preserving and protecting an individual property having historic, architectural, and cultural significance.

Master Plan Considerations: The adopted land use policy document that guides development in this area is the *Downtown Plan* (1995). The *Downtown Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown's existing character. The proposed zoning map amendment supports the specific physical qualities and historical development patterns that establish Downtown Salt Lake City's unique urban character.

PUBLIC PROCESS:

On February 17, 2010, Planning Staff presented the proposal to the Downtown Community Council. The Community Council voted in favor of the request.

On March 3, 2010, a public hearing was held by the Historic Landmark Commission to consider the request to include the Odd Fellows Hall on the Salt Lake City Register of Cultural Resources as a landmark site at its new location and solicit public comment. The Commission voted to forward a positive recommendation to the Planning Commission and City Council to re-list the property as requested.

On March 10, 2010, a public hearing was held by the Planning Commission. The Commission unanimously passed a motion to forward a favorable recommendation to the City Council to re-list the property as a landmark site on the Salt Lake City Register of Cultural Resources and amend the Zoning Map accordingly.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 B. 1-5). The five standards are discussed in detail starting on page 3 of the Planning Commission staff report dated March 10, 2010 (see Section 5C entitled "Planning Commission Staff Report").

Table of Contents

1. Chronology
2. Ordinance
 - A. Original
3. City Council Hearing Notice
 - A. Labels
4. Historic Landmark Commission Hearing March 3, 2010
 - A. Original Notice and Postmark/Agenda
 - B. Staff Report
 - C. Minutes
5. Planning Commission Hearing March 10, 2010
 - A. Original Notice and Postmark/Agenda
 - B. Newspaper Advertisement
 - C. Staff Report
 - D. Minutes
6. Original Petition

Exhibit 1

Chronology

CHRONOLOGY

Petition PLNPCM2010-00072, Re-listing of Odd Fellows Hall as a Landmark Site

February 16, 2010	Petition Initiated
February 2010	Petition assigned to Janice Lew, Senior Planner
February 17, 2010	Information about petition presented to the Downtown Community Council
February 19, 2010	Historic Landmark Commission agenda published Noticed mailed and property posted on February 19, 2010
March 3, 2010	Public Hearing: Historic Landmark Commission recommendation
February 26, 2010	Planning Commission agenda published Noticed mailed and property posted on February 26, 2010
February 27, 2010	Public Notice appears in the Salt Lake Tribune
March 10, 2010	Public Hearing: Planning Commission unanimously votes to recommend plan to City Council
March 2, 2010	Request ordinance from Attorney's Office
March 12, 2010	Receive ordinance from Attorney's Office

Exhibit 2
Ordinance

SALT LAKE CITY ORDINANCE
No. _____ of 2010

(Establishing a landmark site at approximately 26-40 West Market Street related to the re-location of the Odd Fellows Building)

An ordinance establishing as a landmark site the new location of the Odd Fellows Building, now located at approximately 26 West Market Street, and an associated parcel at approximately 30 and 40 West Market Street, pursuant to Petition No. PLNPCM2010-00072.

WHEREAS, section 21A.34.020.C of the *Salt Lake City Code* grants the Salt Lake City Council (“City Council”) the authority to establish landmark sites; and

WHEREAS, the building known as the “Odd Fellows Building” was previously located at 39 West Market Street and had been previously designated as a landmark site by the Salt Lake City Council in 1998; and

WHEREAS, to accommodate expansion of the Frank E. Moss federal courthouse building, the General Services Administration acquired the Odd Fellows Building and the land upon which it was situated at 39 West Market Street; and

WHEREAS, the General Services Administration has agreed to relocate the Odd Fellows Building, rather than demolishing it; and

WHEREAS, the Odd Fellows Building has been relocated to approximately 26 West Market Street (Sidwell Tax ID No. 15-01-430-009) and affects property located at approximately 30 and 40 West Market Street (Sidwell Tax ID No. 15-01-430-006); and

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 10, 2010 on an application initiated by the Mayor (Petition No. PLNPCM2010-00072) and recommended by the City’s Historic Landmark Commission to establish the new location of the Odd Fellows Building along with an adjacent parcel as a landmark site; and

WHEREAS, at its March 10, 2010 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the City Council on said application; and

WHEREAS, after a hearing before the City Council, the City Council has determined that it is appropriate to designate the new location of the Odd Fellows Building, now located at approximately 26 West Market Street, and the adjacent parcel at approximately 30 and 40 West Market Street, as a landmark site to be included in the Salt Lake City Register of Cultural Resources; and

WHEREAS, in accordance with section 21A.34.020.C.4 of the *Salt Lake City Code*, the City Council finds that the boundaries which best enhance the integrity of the landmark site and those which shall constitute the boundaries of the landmark site described herein shall be the boundaries of the properties known as approximately 26, 30 and 40 West Market Street (Sidwell Tax ID Nos. 15-01-430-009 and 15-01-430-006) as more particularly described in Exhibit "A" attached hereto.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Establishing a landmark site. That the properties located at approximately 26, 30 and 40 West Market Street, more particularly described in Exhibit "A" attached hereto, are hereby established as a landmark site pursuant to section 21A.34.020.C of the *Salt Lake City Code*, and shall be listed in the Salt Lake City Register of Cultural Resources.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2010.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

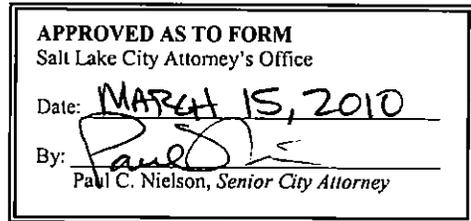
MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2010.

Published: _____.



HB_ATTYY-#12001-v1-Ordinance_re-establishing_Oddfellows_Bldg_as_historic_site.DOC

Exhibit A
Legal Description
Petition PLNHLC2010-00072
Description of 26, 30, and 40 Market Street

Affected Sidwell Tax ID Nos.:

15-01-430-009

15-01-430-006

8,958 square feet of land located at 26 West Market Street in the city of Salt Lake City, Utah, more particularly described as follows:

Property located at 26 West Market Street, Salt Lake City, Utah, legal description as follows:

Commencing at a point 33 feet North and 77-1/2 feet East from the Southwest quarter corner of Lot 7, Block 51, Plat "A", Salt Lake City Survey; and running thence East 77-1/2 feet; thence North 108 feet; thence North 45 degrees West 11.31 feet; thence West 69-1/2 feet; thence South 116 feet to the place of beginning. AND Together with a right-of-way beginning 33 feet North and 165 feet West of the Southeast corner of Lot 7, thence North 132 feet; thence West 165 feet; thence South 16 feet; thence East 147 feet; thence South 45 degrees East 11.3 feet; thence South 108 feet; thence East 10 feet, to beginning and any Western extension thereof.

AND

8,990 square feet of land located at 30 and 40 West Market Street in the city of Salt Lake City, Utah, more particularly described as follows:

Beginning 33 feet North of the Southwest corner of Lot 7, Block 51, Plat A, Salt Lake City Survey, and running thence North 116 feet; thence East 77-1/2 feet; thence South 116 feet; thence West 77-1/2 feet; to point of beginning. AND Together with a right-of-way beginning 33 feet North and 165 feet West of the Southeast corner of Lot 7, thence North 132 feet; thence West 165 feet; thence South 16 feet; thence East 147 feet; thence South 45 degrees East 11.3 feet; thence South 108 feet; thence East 10 feet, to the beginning and any Western extension thereof.

Exhibit 3
City Council Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hear **Petition No. PLNPCM2010-00072 to re-list Odd Fellows Hall to the Salt Lake City Register of Cultural Resources as a Landmark Site.** As part of the mitigation measures for the upcoming expansion of the Frank E. Moss Courthouse, the General Services Administration (GSA) has relocated Odd Fellows Hall, formerly located at 39 W Market Street, across the street to approximately 26 W Market Street. The building was originally designated as a landmark site in 1998.

As part of this request the City Council is holding an advertised public hearing to receive comments regarding this petition. During this hearing, the Planning staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE: March 30, 2010

TIME: 7:00 P.M.

PLACE: City Council Chambers
Room 315
City and County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal, please attend the meeting or call Janice Lew at 535-7625, between the hours of 8:00 a.m. and 6:00 p.m. Monday through Thursday.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this City Council meeting.

Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the ADA coordinator at 535-7971; TDD 535-6220.

Exhibit 3A
Mailing List

ELLEN, JASON
5050 BIG OAK DRIVE WE ST
GADSDEN, AL 35907

1169 LLC
51 E 400 S #210
SALT LAKE CITY, UT 84111-2729

310 SOUTH MAIN LLC
9630 N 25TH AVE #450
PHOENIX, AZ 85021

323 LLC
51 E 400 S #210
SALT LAKE CITY, UT 84111-2729

325 LLC
7862 S DANISH DOWNES CT
COTTONWOOD HTS, UT 84121-5783

35 WEST BROADWAY CONDOMINIUM
ASSOCIATION, INC
78 THAYNES CANYON DR
PARK CITY, UT 84060-

ADAMS DAVIS P.C.
35 W BROADWAY ST #203
SALT LAKE CITY, UT 84101-2084

ADELSTEIN, ARTHUR & LAFORGE,
PAMELA; TRS
299 STAR JASMINE LANE
ENCINITAS, CA 92024

ALDRICH, RAYMOND H; TR (RHA
TRUST)
48 W 300 S #2401N
SALT LAKE CITY, UT 84101

ALLEN, SCOTT L
44 W 300 S #2401S
SALT LAKE CITY, UT 84101

ALSTON, DAVID L & MAUN R; JT
44 W 300 S #2506S
SALT LAKE CITY, UT 84101

AMERICAN PENSION SERVICES;
CUSTODIAN
4168 W 12600 S #FL-3
RIVERTON, UT 84096

AMERICAN TOWERS CONDM
COMMON AREA MASTER CARD
48 W BROADWAY ST
SALT LAKE CITY, UT 84101-2003

AMERICAN TOWERS ENTERPRISES LLC
P O BOX 113
PARK CITY, UT 84060

ANGHIE, ANTONY T
48 W 300 S #2506N
SALT LAKE CITY, UT 84101

ANTOGNINI, KEITH A
44 W 300 S
SALT LAKE CITY, UT 84101

ARATA, FRANKIE A & MASON, DE LILLY
(JT)
44 W 300 S #1704S
SALT LAKE CITY, UT 84101

ARNETT, LISA M
171 W PIERPONT AVE
SALT LAKE CITY, UT 84101-1902

AUSSERESSES, FREDERIC D & COLLETTE
D; TRS (FDA TRUST)
44 W 300 S #1706S
SALT LAKE CITY, UT 84101

AVERETT, RICHARD L & ELAINE L; TRS
44 W 300 S #2501-S
SALT LAKE CITY, UT 84101

BALL, DARETH
48 W BROADWAY ST #1707N
SALT LAKE CITY, UT 84101

BAMBERGER COMPANY
163 S MAIN ST
SALT LAKE CITY, UT 84111-1917

BANDALOOPS LLC
51 E 400 S
SALT LAKE CITY, UT 84111-2711

BAUGH, K BOYD & DONNA J; TRS
83 ALMA CT
LOS ALTOS, CA 94022

BAUMAN, MARILYN I
50 S MAIN ST #25
SALT LAKE CITY, UT 84101-2001

BELL, JEAN P
48 W 300 S #904N
SALT LAKE CITY, UT 84101

BERNOLFO, DAVID W
163 S MAIN ST
SALT LAKE CITY, UT 84111-1917

BERTELSON, MARK D
4151 S MATHEWS WY
SALT LAKE CITY, UT 84124-4021

BISHOP, VANCE J & AMY N; JT
48 W 300 S #406N
SALT LAKE CITY, UT 84101

BLACKETT, DAVID J & PATRICIA V; TRS
PO BOX 507
SPRINGDALE, UT 84767-

BOWEN, BRANDON J
44 W 300 S #1202S
SALT LAKE CITY, UT 84101

BOWEN, JAMIE ANNE
252 E BELMONT AVE
SALT LAKE CITY, UT 84111-4620

BRYSON, BRENT & CAROL; TC
48 W 300 S #907N
SALT LAKE CITY, UT 84101

BUCHBERGER, ROSS R & LINDA; JT
48 W 300 S #501N
SALT LAKE CITY, UT 84101

BUSHNELL, JEFFREY & ASTEVIA; JT
44 W 300 S #1904S
SALT LAKE CITY, UT 84101

C NELSON INVESTMENTS, LLC
44 W 300 S #2407
SALT LAKE CITY, UT 84101

CAMPBELL, DOUGLAS W
48 W 300 S #704N
SALT LAKE CITY, UT 84101

CAMPBELL, MELYN C & STEVEN D; JT
48 W 300 S #2601N
SALT LAKE CITY, UT 84101

CAPUTO, MATT & AYRAPETOVA,
YELENA G; JT
44 W 300 S #1903S
SALT LAKE CITY, UT 84101

CARLISLE, RANDALL C & BRADLEY,
BETTY T; TRS (CB TR)
48 W 300 S #1705N
SALT LAKE CITY, UT 84101

CARMACK, STANFORD
105 MACLEAN RD
BREWSTER, MA 02631-2874

CARPENTER, PAUL S & GERTRUD N;
TRS
48 W 300 S #1105N
SALT LAKE CITY, UT 84101

CARRIG, MICHAEL D
44 W 300 S #1203S
SALT LAKE CITY, UT 84101

CARSON, JOSHUA J
44 W 300 S #301S
SALT LAKE CITY, UT 84101

CATLETT, JOHN F, JR & JUDITH L; JT
44 W 300 S #1604S
SALT LAKE CITY, UT 84101

CHRISTENSEN, BARBARA & L DERRAL;
TRS
PO BOX 477
DELTA, UT 84624

CLARK, DON A & DIANE; JT
48 W 300 S #2103N
SALT LAKE CITY, UT 84101

COOK, GLENN E & REBECCA R; JT
2608 CABRILLO PLACE
CARLSBAD, CA 92008

COOMBS, JOHN M; TR
3098 S HIGHLAND DR #323
SALT LAKE CITY, UT 84106-6001

CRAPO, RICHARD & KATHLEEN D; JT
44 W 300 S #2101S
SALT LAKE CITY, UT 84101

CROWNE, JESSE W
48 W 300 S #1201N
SALT LAKE CITY, UT 84101

CURTIS, JACK L & DONNA E; JT
44 W 300 S #1906S
SALT LAKE CITY, UT 84101

CUTILLO, ANTONIO G & MARIA C (JT)
1485 E FEDERAL HEIGHTS DR
SALT LAKE CITY, UT 84103-4443

DAVIS, MARGARET F & RONALD L; TRS
48 W 300 S #707-N
SALT LAKE CITY, UT 84101

DEHLAVI, MITRA
44 W 300 S #2104S
SALT LAKE CITY, UT 84101

DI SERA, GINA
1476 E FEDERAL HEIGHTS DR
SALT LAKE CITY, UT 84103-4444

DILLMAN, DREW B & JUDITH; JT
7 GILMORE CT
IOWA CITY, IA 52246-3111

DIXIE STATE COLLEGE OF UTAH
225 S 700 E
ST GEORGE, UT 84770

DONOHUE, MICHELE; ET AL
6 TRACI COURT
SCOTTS VALLEY, CA 95066

DOOLY FAMILY PROPERT
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

DOOLY, LILLIAN R & MOORE TRUST CO
PO BOX 30880
SALT LAKE CITY, UT 84130-0880

DOWNEY, DAVID L & MERRILEE J; JT
48 W 300 S #903N
SALT LAKE CITY, UT 84101

DUNCAN, DOUGLAS & PENNY; JT
44 W 300 S #1707S
SALT LAKE CITY, UT 84101

DUNCAN, PENNY A & DOUG J; JT
44 W 300 S #1008S
SALT LAKE CITY, UT 84101

DUNNAVANT, GREGORY R
48 W 300 S #1701N
SALT LAKE CITY, UT 84101

DURST, MAXINE F; TR (MFD LIV TR)
48 W BROADWAY ST #403N
SALT LAKE CITY, UT 84101

ELIFRITZ, MICHAEL J & BROWN,
DANIELLE; JT
44 W BROADWAY ST #1606S
SALT LAKE CITY, UT 84101

ESCH, JORIS
44 W BROADWAY ST #1702S
SALT LAKE CITY, UT 84101

EURICK, GLENN M & SHERI D; TRS
48 W 300 S #1703N
SALT LAKE CITY, UT 84101

FARHANG-BOROJENI, AREZOU
1443 E VINEYARD CT
SALT LAKE CITY, UT 84106-4407

FARR, MAY S
PO BOX 213
UPLAND, CA 91785-0213

FEDERER, JOYCE G; TR
4597 E LINKS PKWY
CENTENNIAL, CO 80122

FELT BUILDING LLC
341 S MAIN ST #111
SALT LAKE CITY, UT 84111-0211

FELT, JAMES P
48 W BROADWAY ST #801N
SALT LAKE CITY, UT 84101

FELT, ROBERT S
48 W 300 S #2004N
SALT LAKE CITY, UT 84101

FERRY, M Y
44 W BROADWAY ST #807S
SALT LAKE CITY, UT 84101

FERRY, SUZANNE C
44 W BROADWAY ST #803S
SALT LAKE CITY, UT 84101

FIDELITY CORPORATE REAL ESTATE, LL
82 DEVONSHIRE ST #F4C
BOSTON, MA 02109

FILIPPONE, PATRICK H & WENDY A; TRS
44 W 300 S #2303S
SALT LAKE CITY, UT 84101

FILLERUP, EDWARD M & LOUISE D; TC
44 W BROADWAY ST #1907S
SALT LAKE CITY, UT 84101

FINLEY, STEFAN E
48 W 300 S #2102N
SALT LAKE CITY, UT 84101

FLECK, CAROLE J; TR
P O BOX 2804
JACKSON, WY 83001-

FLETCHER, JOHN P
48 W 300 S #2505N
SALT LAKE CITY, UT 84101

FOURKAS, VENUS; TR
315 S MAIN ST
SALT LAKE CITY, UT 84111-2702

FOURTH & MAIN, LLC
51 E 400 S #210
SALT LAKE CITY, UT 84111-2729

FRANKS & ASSOCIATED, LC
12 W MARKET ST #270
SALT LAKE CITY, UT 84101-2138

FRANKS, ARTHUR E & VICTORIA E; JT
270 S MAIN ST #200
SALT LAKE CITY, UT 84101-2040

FRIEDMAN, HARRIETT A & NORTHERN
TRUST COMPANY; TRS
48 W 300 S #1107N
SALT LAKE CITY, UT 84101

FRISBY, CLIFFORD P; ET AL
48 W 300 S #908N
SALT LAKE CITY, UT 84101

FULLMER, CHARLES A; TR
220 QUAIL WY
LOGAN, UT 84321

G H CHAMP FAMILY LLC
14 TERRACE PLACE
LOGAN, UT 84321-

GALICIA, ANTONIO
44 W BROADWAY ST #2405S
SALT LAKE CITY, UT 84101

GILE, JANE D.
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

GOLDEN WILLOW LLC
6322 S 3000 E #120
COTTONWOOD HTS, UT 84121-6929

GONZALES, LORI E & PASSEY, MARK M;
JT
48 W 300 S #2001N
SALT LAKE CITY, UT 84101

GRAVITZ, MICHAEL E &
HUGGENBERGER, DIANE L; JT
48 W 300 S #2504N
SALT LAKE CITY, UT 84101

GREEN, STANLEY W
48 W BROADWAY ST #902N
SALT LAKE CITY, UT 84101

GRESS, ERICA F
48 W 300 S #402N
SALT LAKE CITY, UT 84101

GROGAN, STEVEN
44 W BROADWAY ST #401S
SALT LAKE CITY, UT 84101

GULL, DANA P
44 W BROADWAY ST #705S
SALT LAKE CITY, UT 84101

GUNNISON, BRENDA
48 W BROADWAY ST #1708N
SALT LAKE CITY, UT 84101

GURMANKIN, JAY
48 W 300 S #407N
SALT LAKE CITY, UT 84101

HANSEN, BONNIE D; TR
48 W 300 S #1404N
SALT LAKE CITY, UT 84101

HANSEN, DANE E & SARA J; JT
44 W 300 S #503S
SALT LAKE CITY, UT 84101

HARTKOPF, DAVID C
44 W 300 S #1107S
SALT LAKE CITY, UT 84101

HCFP LTD
3013 E SHERWOOD DR
SALT LAKE CITY, UT 84108-2544

HESLEPH, DIANNE A
17212 SCOTTSDALE RD #2325
SCOTTSDALE, AZ 85255

HEWSON, JOEL
48 W 300 S #506N
SALT LAKE CITY, UT 84101

HOLLADAY, DEE L & C SUE (JT)
4703 S MOSS CREEK CIR
MURRAY, UT 84107

HOLLINGSHEAD, LUCI
44 W 300 S #1204S
SALT LAKE CITY, UT 84101

HOWELL, W BLAKE & HOGAN, LYNN E;
JT
44 W 300 S #806-S
SALT LAKE CITY, UT 84101

HP BOSTON BUILDING, LLC
111 E BROADWAY ST #150
SALT LAKE CITY, UT 84111-2246

HP NEWHOUSE LLC; ET AL
300 PARK BOULEVA RD #500
ITASCA, IL 60143-2636

HUNSAKER, FRED R & SHARON W; TRS
1190 N 1700 E
LOGAN, UT 84341-3076

J & P BOWEN UTAH BROADWAY, LLC
859 S YELLOWSTONE #101
REXBURG, ID 83440

JAMES, GRAEME S
44 W BROADWAY ST #1206S
SALT LAKE CITY, UT 84101

JEFFERIES, LON
44 W 300 S #701S
SALT LAKE CITY, UT 84101

JEWKES PROPERTIES LLC
113 TESORO DR
LAS VEGAS, NV 89144-1508

JOHNSON, MARKITA L & KENNETH R;
JT
48 W BROADWAY ST #502N
SALT LAKE CITY, UT 84101

JOSEPH, BEVERLY N & KEITH W, JR; TR
48 W 300 S #705N
SALT LAKE CITY, UT 84101

JUDGE BUILDING, LLC
967 N EASTCAPITOL BLVD
SALT LAKE CITY, UT 84103-2218

KALUARACHCHI, JAGATH J & INDRIA; JT
1625 N 1640 E
LOGAN, UT 84341

KELLER, DAVID R & MERRILL, ANINA; J
44 W 300 S #1905S
SALT LAKE CITY, UT 84101

KENDELL, JORDAN P
48 W 300 S #1403N
SALT LAKE CITY, UT 84101

KF AMERICAN TOWERS LLC
1436 N 1720 E
LOGAN, UT 84321

L & J INVESTMENT
PO BOX 391
BOUNTIFUL, UT 84011-0391

LARSEN, GORDON P & RAMONA S; JT
44 W 300 S #1603S
SALT LAKE CITY, UT 84101

LARSEN, JEAN
44 W 300 S #305S
SALT LAKE CITY, UT 84101

LETA, HELANE B; TR
1380 S CHANCELLOR WY
SALT LAKE CITY, UT 84108-2837

LIGNELL, INGIE; TR
406 E 300 S #310
SALT LAKE CITY, UT 84111

LINDSAY, MICHAEL J; TR
44 W BROADWAY ST #2008
SALT LAKE CITY, UT 84101-3223

LINK, IRENE M
44 W BROADWAY ST #1605S
SALT LAKE CITY, UT 84101

LOESER, STEVEN & ANNE; TRS (S&ALF
TRUST)
709 E ELEVENTH AVE
SALT LAKE CITY, UT 84103-3639

LONG, CHARLENE
6832 S CAPTIVA CV
COTTONWOOD HTS, UT 84121-3472

LUI, DENNIS & NANCY; TRS
6126 S HEUGHS CANYON WY
HOLLADAY, UT 84121-6352

LUMIS INVESTMENTS, LLC
11342 S EAGLE VIEW CV
SANDY, UT 84092

MABEN, RICHARD A; TR
876 E 2700 N
KAMAS, UT 84036-9707

MAGIDSON, MARK & STEFANIA; JT
1411 MOCKINGBIRD PLACE
LOS ANGELES, CA 90069-

MARCEK, CAROLYN
44 W BROADWAY ST #801S
SALT LAKE CITY, UT 84101

MARKUS, T B & SARVER, LINDA; TRS
48 W 300 S #2005N
SALT LAKE CITY, UT 84101

MARSHALL, BRET
48 W 300 S #2402
SALT LAKE CITY, UT 84101

MARSHALL, BRET D
48 W BROADWAY ST #2402
SALT LAKE CITY, UT 84101-3227

MCCLELLAN, DUSTIN
48 W 300 S #804N
SALT LAKE CITY, UT 84101

MCCLELLAN, SEAN
48 W 300 S #504-N
SALT LAKE CITY, UT 84101

MEJIA, ANTONIO A
48 W 300 S #1706N
SALT LAKE CITY, UT 84101

METRO ENVISION REAL ESTATE
321 S MAIN ST
SALT LAKE CITY, UT 84111-2702

METROPOLIS PROPERTIES LLC
331 S MAIN ST
SALT LAKE CITY, UT 84111-2702

MIAN, ZAKIS N & MOHAMMAD N; TRS
48 W BROADWAY ST #405-N
SALT LAKE CITY, UT 84101

MILLER, JENIIFER
44 W BROADWAY ST #505N
SALT LAKE CITY, UT 84101

MINER, ALMIRA C
48 W BROADWAY ST #807N
SALT LAKE CITY, UT 84101

MIROSHNIK, DIMITRI
48 W 300 S #2403
SALT LAKE CITY, UT 84101

MITAMURA, TOSH T & MARY K; TRS
43 E 500 N
CLEARFIELD, UT 84015-2104

MOODY, ROSS W & MARIAN W; JT
68 CROZIER DR
WAIALUA, HI 96791-9339

MOORE TRUST CO , ET
163 S MAIN ST
SALT LAKE CITY, UT 84111-1951

MORRISON, AMY J & BRANDON M; JT
44 W BROADWAY ST #302S
SALT LAKE CITY, UT 84101

MOYES, ALICE S
44 W BROADWAY ST #405S
SALT LAKE CITY, UT 84101

NELSON, CALVIN D; TR
44 W 300 S #2407S
SALT LAKE CITY, UT 84101

NEW YORK LIMITED PARTNERSHIP
60 W MARKET ST
SALT LAKE CITY, UT 84101-2103

NORITA II ASSOCIATES, LC
12 W MARKET ST #270
SALT LAKE CITY, UT 84101-2138

OLSON, ROBERT M
44 W 300 S #1506S
SALT LAKE CITY, UT 84101

OLWELL, CAROL J
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

OLWELL, LILLIAN D.
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

OLWELL, MARGARET D.
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

PACE, NATHAN L & CRAIG J; TRS (PCP
TR)
2211 S SCENIC DR
SALT LAKE CITY, UT 84109-1430

PANAYIDES, MARIOS
931 SAINT JAMES ST #1
PITTSBURGH, PA 15232-2167

PANOS, JOHN E & MARIE; JT
44 W BROADWAY ST #1102S
SALT LAKE CITY, UT 84101

PATTON, JOHN K
462 N MARATHON CIR
SALT LAKE CITY, UT 84108-1643

PHELPS, GEORGE A & SANDRA C; TRS
(P FAM TR)
44 W 300 S #1908S
SALT LAKE CITY, UT 84101

PHILLIPS, BONNIE G,
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

PHILLIPS, OREN B; TR ET AL
2788 SHAMROCK DR
OGDEN, UT 84403-0540

PLANTAX ENTERPRISES LTD
1467 E ARLINGTON DR
SALT LAKE CITY, UT 84103-4427

PORTER, ROBERT J III & KRISTIN C; JT
1101 W RIVER ST #110
BOISE, ID 83702-7067

PRICE CONDOMINIUM PROPERTIES LLC
PO BOX 2048
ELKO, NV 89803

PRICE, DAN Q; ET AL
460 S 200 W
VERNAL, UT 84078

PRISKOS, VASILIOS
51 E 400 S #210
SALT LAKE CITY, UT 84111-2729

PROFETA, PAUL V & ASSOCIATES
769 NORTHFIELD AVE
WEST ORANGE, NJ 07052-1106

QUALE, MARK D
44 W 300 S #1208S
SALT LAKE CITY, UT 84101

QUINN, JAMES
48 W 300 S #2003N
SALT LAKE CITY, UT 84101

RATH, CHRISTIAN S & KIMBERLY; JT
48 W 300 S #1106N
SALT LAKE CITY, UT 84101

REEDEKER, HERMAN & BESSIE; JT
44 W BROADWAY ST #1101S
SALT LAKE CITY, UT 84101

RHUDY, JACKSON M
48 W 300 S #805N
SALT LAKE CITY, UT 84101

RICHARDS, RANDALL M
44 W 300 S #1105S
SALT LAKE CITY, UT 84101

RIGBY, BARRY D & LEILANI W; TRS
395 MERCHANT RD
JEFFERSON, NY 12093

RIGBY, MAX D & BONNIE K; JT
65 S 200 W
LOGAN, UT 84321-4518

RKC CAPITAL LLC
35 W 300 S #201
SALT LAKE CITY, UT 84101

ROBERT L PETERSON FAMILY LIMITED
PARTNERSHIP, THE
917 W 3450 S
HURRICANE, UT 84737

ROMRELL, GLYN K
48 W 300 S #1603N
SALT LAKE CITY, UT 84101

ROPER, TED W & DANA H; TRS
44 W 300 S #2302S
SALT LAKE CITY, UT 84101

ROSER, ELEANOR M O
136 S MAIN ST #418
SALT LAKE CITY, UT 84101-1690

ROTH, DAVID & NANCY; JT
48 W 300 S #1601N
SALT LAKE CITY, UT 84101

ROTH, DAVID & NANCY; JT
48 W 300 S #1608N
SALT LAKE CITY, UT 84101-

ROWLEY, HARVEY T & SANDRA L; JT
48 W 300 S #808N
SALT LAKE CITY, UT 84101

SAGE PRIDE LLC
PO BOX 581223
SALT LAKE CITY, UT 84158-1223

SALISBURY, NORMAN J & ANNAMARIA
W; JT
44 W 300 S #2402S
SALT LAKE CITY, UT 84101

SANT, LEO M & MARALYNN V; TRS
PO BOX 702708
TULSA, OK 74170-

SEPEHRI-NIK PROPERTIES LLC
268 S MAIN ST
SALT LAKE CITY, UT 84101-2001

SEPEHRI-NIK, OUIDA; TR
44 W 300 S #1205S
SALT LAKE CITY, UT 84101

SERFUSTINI, JILL; TR
48 W BROADWAY ST #2007
SALT LAKE CITY, UT 84101-3223

SHERKAT, HASSAN
44 W BROADWAY ST #501S
SALT LAKE CITY, UT 84101

SHUBRICK BUILDING LLC
PO BOX 439
LEHI, UT 84043-0439

SKATE NOW SKATE SCHOOL, LLC
3663 E CAPSTONE AVE
COTTONWOOD HTS, UT 84121-6001

SMITH, STEVEN G
48 W BROADWAY ST #806N
SALT LAKE CITY, UT 84101

SNOWBIRD LTD
PO BOX 929000
SNOWBIRD, UT 84092

SPRING TERRACE INC
6322 S 3000 E #120
COTTONWOOD HTS, UT 84121-6929

STERLING PARTNERS LLC
PO BOX 684140
PARK CITY, UT 84068-

STERN, WILLIAM G & SANDRA LEE; JT
48 W 300 S #1205N
SALT LAKE CITY, UT 84101

STERN, WILLIAM G & SANDRA LEE; JT
48 W BROADWAY ST #1205N
SALT LAKE CITY, UT 84101

STEVENS, KIMBERLEE
48 W BROADWAY ST #1704N
SALT LAKE CITY, UT 84101

STEVENS, LARRY A & TRACEY K; TRS
(LAS&TKSFR TR)
48 W 300 S #1201N
SALT LAKE CITY, UT 84101

STRONG, DOUGLAS S & BROISIE, PETE;
TRS
2719 S LEMEL CIR #8
SOUTH SALT LAKE, UT 84115-2983

SUTHERLAND, RYAN R
44 W 300 S #308S
SALT LAKE CITY, UT 84101

SYKES, SHINIKA A
44 W 300 S #1508S
SALT LAKE CITY, UT 84101

SZYKULA, STEVEN A
48 W 300 S #2006N
SALT LAKE CITY, UT 84101

THE CLIFT BUILDING, LC
239 E SOUTHTEMPLE ST
SALT LAKE CITY, UT 84111-1204

THEURER, GAYLE M; TR
48 W 300 S #1605N
SALT LAKE CITY, UT 84101

THOMSON, ROGER G & MARIA F (JT)
44 W 300 S #2307S
SALT LAKE CITY, UT 84101

TRILOGY LIMITED LP
PO BOX 25667
FRESNO, CA 93729-5667

TYLER, JANIE R
44 W BROADWAY ST #802S
SALT LAKE CITY, UT 84101

TYSON, KELSEY; TR
48 W BROADWAY ST #2501
SALT LAKE CITY, UT 84101-3228

UNITED STATES OF AMERICA
BLDG 41 DENVER FED C
DENVER, CO 80225-2114

UNITED STATES OF AMERICA
125 S STATE ST #6107
SALT LAKE CITY, UT 84111-1180

UNITED STATES OF AMERICA
125 S STATE ST #2205
SALT LAKE CITY, UT 84111-1471

UNITED STATES OF AMERICA
125 S STATE ST #2205
SALT LAKE CITY, UT 84111-1471

UNITED STATES OF AMERICA
125 S STATE ST #5201
SALT LAKE CITY, UT 84111-1131

UNITED STATES OF AMERICA
125 S STATE ST #2205
SALT LAKE CITY, UT 84111-1471

UNITED STATES OF AMERICA
185 S STATE ST #300
SALT LAKE CITY, UT 84111-1594

URSENBACH, WAYNE O & NETTIE B O;
TRS
48 W BROADWAY ST #803N
SALT LAKE CITY, UT 84101

UTAH POWER & LIGHT CO
825 NE MULTNOMAH ST #1900
PORTLAND, OR 97232

VEACH, RANDA & WILLIAM; JT
1019 SPIRIT LANE
CHEYENNE, WY 82009

VESEY, DAVID C & NELLY JO (JT)
48 W BROADWAY ST #1108N
SALT LAKE CITY, UT 84101

WALKER, ALEXANDER H JR & CECIL A;
JT
50 W LIBERTY #880
RENO, NV 89501

WARBUTON, JAY E; TR
44 W BROADWAY ST #2001S
SALT LAKE CITY, UT 84101

WASATCH PLAZA HOLDINGS, LLC
595 S RIVERWOODS PKY #400
LOGAN, UT 84321

WATKINS, JUDY A & DAVID R; JT
44 W 300 S #706S
SALT LAKE CITY, UT 84101

WEBB, LAVARR G & JAN; JT
44 W 300 S #2502S
SALT LAKE CITY, UT 84101

WELLS FARGO BANK; TR
PO BOX 13495
ARLINGTON TEX, TX 76094

WEST BROADWAY JDJ LLC; ET A
595 S RIVERWOODS PKY #400
LOGAN, UT 84321-6845

WHEELER, MARIA A & QUIST, MARILYN
W; TRS
48 W 300 S #1208N
SALT LAKE CITY, UT 84101

WILLEMS, DANIEL J, SR
44 W 300 S #2102S
SALT LAKE CITY, UT 84101

WILLIAMS, LANCE C
44 W 300 S #805S
SALT LAKE CITY, UT 84101

WILSON, MELISSA M
44 W 300 S #307S
SALT LAKE CITY, UT 84101

WIMMER, JAY S & SALLY; JT
44 W 300 S #901-S
SALT LAKE CITY, UT 84101

WIMMER, WAYNE W & JOANN S; TRS
699 N 100 W
LOGAN, UT 84321

WOODWARD, ARTHUR E & DORIS; TRS
70 E 10TH ST #5H
NEW YORK, NY 10003-5108

ZALIT, LUCILLE; TR
48 W 300 S #2106N
SALT LAKE CITY, UT 84101

ZHAO, QIYANG
44 W 300 S #303-S
SALT LAKE CITY, UT 84101

ZINCK, RANDY C
44 W BROADWAY ST #2202S
SALT LAKE CITY, UT 84101

Residents
10 W 300 S
Salt Lake City, Utah 84101-2002

Residents
12 W 300 S
Salt Lake City, Utah 84101-2003

Residents
14 W 300 S
Salt Lake City, Utah 84101-2003

Residents
16 W 300 S
Salt Lake City, Utah 84101-2003

Residents
18 W 300 S
Salt Lake City, Utah 84101-2003

Residents
272 S MAIN ST
Salt Lake City, Utah 84101-2001

Residents
276 S MAIN ST
Salt Lake City, Utah 84101-2001

Residents
278 S MAIN ST
Salt Lake City, Utah 84101-2001

Residents
280 S MAIN ST
Salt Lake City, Utah 84101-2001

Residents
80 W 300 S
Salt Lake City, Utah 84101-2017

Residents
275 S WEST TEMPLE ST
Salt Lake City, Utah 84101

Residents
50 W 300 S
Salt Lake City, Utah 84101-2006

Residents
60 W 300 S
Salt Lake City, Utah 84101-2026

Residents
260 S MAIN ST
Salt Lake City, Utah 84101-2001

Residents
69 W 300 S
Salt Lake City, Utah 84101-1912

Residents
310 S MAIN ST
Salt Lake City, Utah 84101-2105

Residents
48 W MARKET ST
Salt Lake City, Utah 84101-2103

Residents
40 W MARKET ST
Salt Lake City, Utah 84101-2103

Residents
40 W MARKET ST #PARK
Salt Lake City, Utah 84101-2103

Residents
10 W MARKET ST
Salt Lake City, Utah 84101-2103

Residents
16 W MARKET ST
Salt Lake City, Utah 84101-2103

Residents
18 W MARKET ST
Salt Lake City, Utah 84101-2103

Residents
334 S MAIN ST
Salt Lake City, Utah 84101-2101

Residents
338 S MAIN ST
Salt Lake City, Utah 84101-2101

Residents
340 S MAIN ST
Salt Lake City, Utah 84101-2101

Residents
350 S MAIN ST
Salt Lake City, Utah 84101-2106

Residents
68 W 400 S
Salt Lake City, Utah 84101-2108

Residents
64 W 400 S
Salt Lake City, Utah 84101-2108

Residents
62 W 400 S
Salt Lake City, Utah 84101-2108

Residents
39 W MARKET ST
Salt Lake City, Utah 84101-2104

Residents
2 E 300 S
Salt Lake City, Utah 84101-2202

Residents
8 E 300 S
Salt Lake City, Utah 84111-2204

Residents
10 E 300 S
Salt Lake City, Utah 84111-2202

Residents
14 E 300 S
Salt Lake City, Utah 84111-2202

Residents
307 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
309 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
311 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
317 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
319 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
323 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
325 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
327 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
9 E EXCHANGE PL
Salt Lake City, Utah 84111-2709

Residents
11 E EXCHANGE PL
Salt Lake City, Utah 84111-2705

Residents
15 E EXCHANGE PL
Salt Lake City, Utah 84111-2705

Residents
17 E EXCHANGE PL
Salt Lake City, Utah 84111-2705

Residents
345 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
347 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
335 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
337 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
339 S MAIN ST
Salt Lake City, Utah 84111-2702

Residents
10 E EXCHANGE PL
Salt Lake City, Utah 84111-2714

Residents
12 E EXCHANGE PL
Salt Lake City, Utah 84111-2706

Residents
16 E EXCHANGE PL
Salt Lake City, Utah 84111-2706

Residents
359 S MAIN ST
Salt Lake City, Utah 84111-2710

Residents
5 E 400 S
Salt Lake City, Utah 84111-2703

Residents
7 E 400 S
Salt Lake City, Utah 84111-2763

Residents
11 E 400 S
Salt Lake City, Utah 84111-2703

Residents
15 E 400 S
Salt Lake City, Utah 84111-2703

Residents
17 E 400 S
Salt Lake City, Utah 84111-2703

Residents
369 S MAIN ST
Salt Lake City, Utah 84111-2710

Residents
375 S MAIN ST
Salt Lake City, Utah 84111-2710

Residents
379 S MAIN ST
Salt Lake City, Utah 84111-2710

Residents
35 E 300 S
Salt Lake City, Utah 84111-2201

Residents
40 E GALLIVAN AVE
Salt Lake City, Utah 84111

Residents
45 E 300 S
Salt Lake City, Utah 84111-2201

Residents
55 E 300 S
Salt Lake City, Utah 84111-2201

Residents
65 E 300 S
Salt Lake City, Utah 84111-2201

Residents
270 S WEECHQUOOTE PL
Salt Lake City, Utah 84111

Residents
281 S WEECHQUOOTE PL
Salt Lake City, Utah 84111-2201

Residents
299 S MAIN ST
Salt Lake City, Utah 84111-2203

Residents
40 W MARKET ST
Salt Lake City, Utah 84101-2103

Residents
40 W MARKET ST #PARK
Salt Lake City, Utah 84101-2103

Residents
35 W 300 S #102
Salt Lake City, Utah 84101

Residents
35 W 300 S #104
Salt Lake City, Utah 84101

Residents
35 W 300 S #201
Salt Lake City, Utah 84101

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35 W 300 S #203
Salt Lake City, Utah 84101

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35 W 300 S #205
Salt Lake City, Utah 84101

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35 W 300 S #302
Salt Lake City, Utah 84101

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35 W 300 S #304
Salt Lake City, Utah 84101

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35 W 300 S #402
Salt Lake City, Utah 84101

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35 W 300 S #404
Salt Lake City, Utah 84101

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35 W 300 S #502
Salt Lake City, Utah 84101

Residents
35 W 300 S #504
Salt Lake City, Utah 84101

Residents
35 W 300 S #201A
Salt Lake City, Utah 84101

Residents
46 W 300 S
Salt Lake City, Utah 84101-2007

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Salt Lake City, Utah 84101-2007

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Salt Lake City, Utah 84101-2007

Residents
46 W 300 S
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JANICE LEW
PLANNING DIVISION
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

D. CHRISTIAN HARRISON
DOWNTOWN CHAIR
336 WEST BROADWAY, #308
SALT LAKE CITY, UT 84101



KEVIN JONES
EAST BENCH CHAIR
2500 SKYLINE DRIVE
SALT LAKE CITY, UT 84108

PETE TAYLOR
SUNNYSIDE EAST
933 SOUTH 2300 EAST
SALT LAKE CITY, UT 84108

ANGIE VORHER
JORDAN MEADOWS CHAIR
1988 SIR JAMES DRIVE
SALT LAKE CITY, UT 84116

GORDON STORRS
FAIRPARK CHAIR
159 NORTH 1320 WEST
SALT LAKE CITY, UT 84116

ELLEN REDDICK
BONNEVILLE HILLS CHAIR
2177 ROOSEVELT AVENUE
SALT LAKE CITY UT 84108

RANDY SORENSON
GLENDALE CHAIR
1184 SOUTH REDWOOD DR
SLAT LAKE CITY UT 84104

PHILIP CARLSON
SUGAR HOUSE CHAIR
1917 EAST 2700 SOUTH
SALT LAKE CITY, UT 84106

ESTHER HUNTER
UNIVERSITY NEIGHBORHOOD
1049 NORRIS PLACE
SALT LAKE CITY, UT 84102

BILL DAVIS
BALL PARK CHAIR
332 WEST 1700 SOUTH
SALT LAKE CITY UT 84115

TERRY THOMAS
WESTPOINT CHAIR
1840 STALLION LANE
SALT LAKE CITY, UT 84116

VACANT
FOOTHILL/SUNNYSIDE CHAIR
SALT LAKE CITY UT

D. CHRISTIAN HARRISON
DOWNTOWN CHAIR
336 WEST BROADWAY, #308
SALT LAKE CITY, UT 84101

JIM JENKIN
GREATER AVENUES CHAIR
PO BOX 1679
SALT LAKE CITY, UT 84110

DEWITT SMITH
LIBERTY WELLS
328 EAST HOLLYWOOD AVE
SALT LAKE CITY, UT 84115

GARY FELT
EAST CENTRAL CHAIR
P.O. BOX 521809
SALT LAKE CITY, UT 84152

LISETTE GIBBONS
YALECREST CHAIR
1764 HUBBARD AVE
SALT LAKE CITY, UT 84108

MIKE HARMAN
POPLAR GROVE CHAIR
1044 WEST 300 SOUTH
SALT LAKE CITY UT 84104

BEVERLY NELSON
FEDERAL HEIGHTS
26 SOUTH WOLCOTT STREET
SALT LAKE CITY, UT 84102

RON JARRETT
ROSE PARK CHAIR
1441 WEST SUNSET DRIVE
SALT LAKE CITY, UT 84116

PAMELA PEDERSEN
EAST LIBERTY PARK
SALT LAKE CITY SCHOOL DIST.
440 EAST100 SOUTH
SALT LAKE CITY, UT 84111

KATHERINE GARDNER
CAPITOL HILL CHAIR
606 DE SOTO STREET
SALT LAKE CITY, UT. 84103

MARK BRINTON
WASATCH HOLLOW
1869 LOGAN AVE
SALT LAKE CITY, UT 84108

THOMAS MUTTER
CENTRAL CITY NEIGHBORHOOD
COUNCIL CHAIR
228 EAST 500 SOUTH #100
SALT LAKE CITY, UT 84111



Exhibit 4A
Historic Landmark
Commission
March 3, 2010

Original Notice and Postmark/Agenda

**AGENDA FOR THE SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING**
In Room 315 of the City & County Building at 451 South State Street
Wednesday, March 3, 2010 at 5:45 p.m.

4:00 Field Trip

5:00 Briefing/Dinner

Dinner will be served to the Historic Landmark Commission and staff at 5:00 P.M. in Room 126. The Historic Landmark Commission will discuss HLC Policies and Procedures and other items related to how they conduct their business. The Commission may also discuss project updates and minor administrative matters. If discussions extend past the time allotment, they may be continued after the meeting. This portion of the meeting is open to the public for observation.

5:45 HISTORIC LANDMARK COMMISSION MEETING

APPROVAL OF MINUTES from January 6, 2010 and February 3, 2010

REPORT OF THE CHAIR AND VICE CHAIR

COMMENTS TO THE COMMISSION

Comments will be taken on any item not scheduled, as well as on any other issues affecting the historic districts and historic preservation in Salt Lake City. (Comments will be limited to two minutes).

PUBLIC HEARINGS

New Business

PLNHLC2010-00031 Rhode Residence Certificate of Appropriateness for Major Alterations – A request by Dave Richards, architect, for major alterations to a single family residence located at 1205 E. South Temple Street in the South Temple Historic District. The request is for an addition to the rear of the home with an attached garage, and a covered porch. The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com)

PLNPCM2010-00072 Odd Fellows Hall Historic Landmark Site Re-designation – A request by the Administration for re-designation of the Independent Order of Odd Fellows Hall located at approximately 26 W Market Street as a landmark site on the Salt Lake City Register of Cultural Resources. The petition is for a zoning map amendment to re-designate the landmark site, formally located at 41 W Market Street, at its new location. This request requires the Historic Landmark Commission to forward a recommendation to the Planning Commission and City Council. The property is zoned D-1 Central Business District and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Issues Only

PLNHLC2010-00015 139 E South Temple Street (Elk's Club Building) Certificate of Appropriateness for Major Alterations – A request by Kent Gibson representing Property Reserve Inc., to consider removal of the front entrance element, alterations to the basement-level, and construction of an addition to the east side of the building. The applicant is seeking guidance and no final action will be made by the Historic Landmark Commission at this meeting. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

PLNPCM2009-00638 Commercial Design Guidelines – The Salt Lake Planning Division has hired consultants Thomason & Associates to create a new section for the design guidelines used by the Historic Landmark Commission to make design review decisions for properties with local historic designation. Currently the design guidelines are for residential properties only. This supplemental information will provide guidance for commercial properties. The draft document is available at the City's Web site at www.slcgov.com/ced/planning (Recent Projects). No final action will be made by the Historic Landmark Commission at this meeting. (Staff contact: Janice Lew, 801-535-7625)

Visit the Historic Landmark Commission's website at <http://www.slcgov.com/boards/HLC/hlc-agen.htm> for copies of the Historic Landmark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.

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Salt Lake City Planning Division
PO Box 145480
Salt Lake City UT 84114

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PLANNING DIVISION
HLC AGENDA

KATIA PACE
SALT LAKE CITY PLANNING
PO BOX 145480

Exhibit 4B
Historic Landmark
Commission
March 3, 2010
Staff Report

HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

The Odd Fellows Building Landmark Site Re-listing PLNPCM2010-00072 March 3, 2010

Applicant: Administration

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 15-01-430-009 & 006

Current Zone: D-1 Central
Business District

Master Plan Designation:
Business/Commercial

Council District:
District 4 – Luke Garrott

Community Council Chair:
D. Christian Harrison

Lot Size: acres

Current Use:
Vacant

Applicable Land Use

Regulations:

- Section 21A.34.020
- 21A.34.020 H Historic Preservation Overlay District
- 21A.50 Amendments
- 21A.30.020 D-1 Central Business District

Notification:

- Notice mailed on February 19, 2010

Agenda posted on the Planning Division and Utah Public Meeting Notice websites
February 19, 2010

Attachments:

- A. Documentation
- B. Photographs

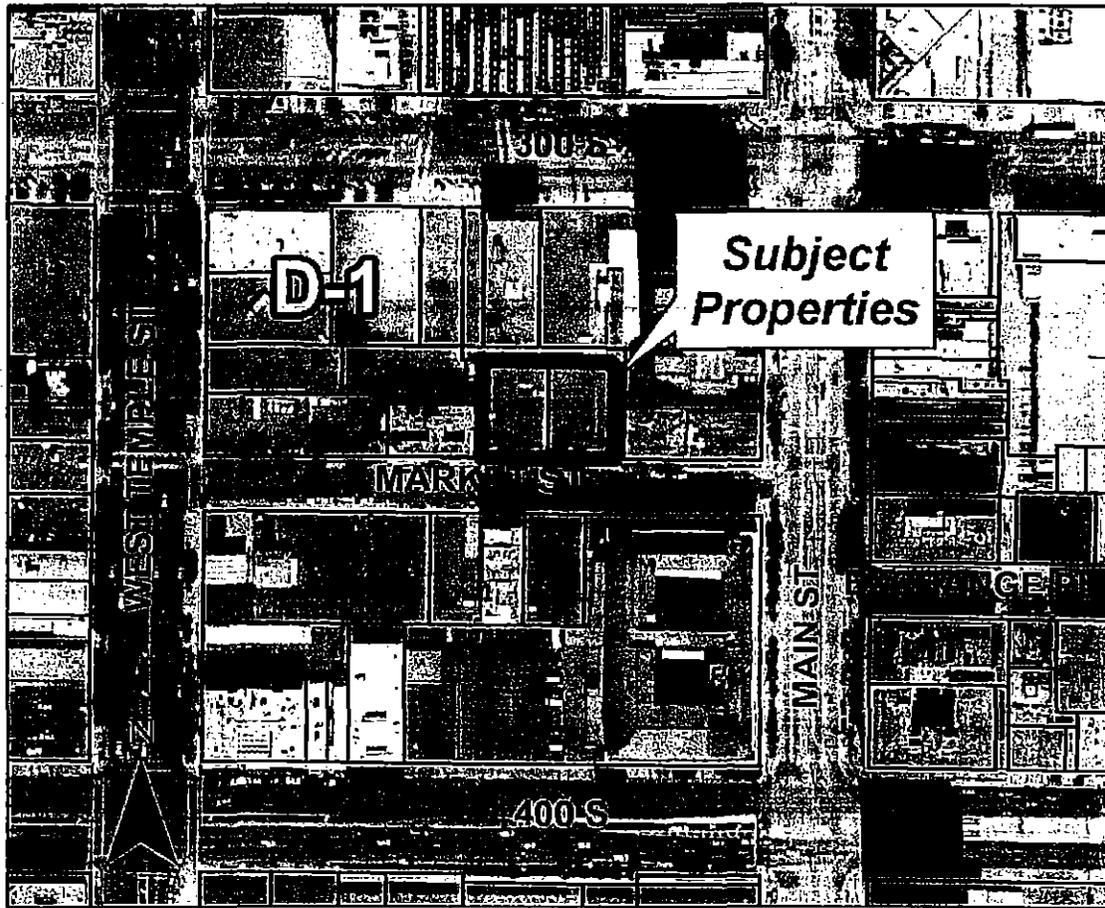
Request

The Administration requests consideration by the Historic Landmark Commission to re-list the historic Odd Fellows Building (IOOF) as a landmark site on the Salt Lake City Register of Cultural Resources. As part of the mitigation measures for the upcoming expansion of the Frank E. Moss Courthouse, the General Services Administration (GSA) has relocated the building formally located at 39 W Market Street across the street to approximately 26 W Market Street.

Staff Recommendation

Based upon the analysis and findings listed in this report, it is the opinion of the Planning Staff that Petition PLNPCM2010-00072 for re-listing of the Odd Fellows Building as a landmark site on the Salt Lake City Register of Cultural Resources substantially meets the applicable standards and recommends the Historic Landmark Commission forward a favorable recommendation to the Planning Commission and City Council. At its new location on the north side of Market Street, the Odd Fellows Building exhibits sufficient historic and architectural significance, and physical integrity to merit re-designation.

VICINITY MAP



Background

Project Description

The Odd Fellows Building was originally listed as a Landmark Site to the Salt Lake City Register of Cultural Resources in 1998. The future of the building became uncertain with the plans for expanding the Frank E. Moss Courthouse on the corner of 400 South and Main Streets. The courthouse, also an important historic building, is not large enough to accommodate the long-term needs of the federal courts, and acquisition of land west of the existing courthouse began. The GSA is obligated by Section 106 of the National Historic Preservation Act (NHPA), as amended to consider the effects of proposed construction on historic properties. In this case, the proposed project was determined to have an adverse effect on the Odd Fellows Building located mid-block. Working with the City and the historic preservation community, the GSA determined that the building, listed on the National Register of Historic Places (NRHP) since 1977, would be relocated to a vacant property across Market Street, adjacent to the New York Hotel building, another Landmark Site and HRHP listed property. In addition, the build should be re-listed on the HRHP and the City Register of Cultural Resources.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance, the Commission should forward a favorable recommendation.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance, the Commission should forward a negative recommendation.

Table: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a decision concerning a proposed amendment, the City should consider the following factors:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Analysis: The *Downtown Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown's existing character. The proposed zoning map amendment supports the specific physical qualities and historical development patterns that establish Downtown Salt Lake's unique urban character.

Finding: The proposed zoning map amendment is supported by policy elements of the *Downtown Plan*.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Analysis: Downtown is a showplace for Utah's architectural heritage including sites of exceptional importance to the City. Located on Market Street, the Odd Fellows Building occupies a vacant lot between Main and West Temple Streets. The building is one of several structures on this side of the street that are similar in scale and massing, and time of construction. The Odd Fellows Building also is north of the Frank E. Moss Courthouse, which is included in the Exchange Place Historic District and listed on the NRHP. It contributes to the sense of Market Street as having developed in the late-

nineteenth century, during a period in which Salt Lake City became increasingly important as a regional center. The Odd Fellows Building at its new location on a secondary thoroughfare is representative of smaller scale commercial buildings that display fine craftsmanship in a nationally-recognizable style (Richardsonian Romanesque).

Designation of a property on the Salt Lake City Register of Cultural Resources places the property under the purview of the Historic Landmark Commission. Property owners are required to adhere to the supplemental regulations of the *H Historic Preservation Overlay District* in addition to underlying zoning district regulations.

Finding: The Odd Fellows Building is harmonious with the overall character of existing development in the immediate vicinity of the subject property. Re-listing on the Salt Lake City Register of Cultural Resources would be a step toward ensuring its preservation.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Analysis: Historic preservation is an integral element of creating livable, vibrant and unique neighborhoods within the city. The zoning ordinance lists several objectives that the city seeks to achieve regarding the *H Historic Preservation Overlay District*. These objectives include:

- Provide the means to protect and preserve areas of the city and individual structures and sites that have historic, architectural or cultural significance.
- Abate the destruction and demolition of historic structures.
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors.
- Foster economic development consistent with historic preservation.

Thus, the overlay district is intended to contribute to the welfare and prosperity of the people of Salt Lake City.

Finding: The proposed zoning map amendment will have a positive impact on surrounding properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning district which may impose additional standards.

Analysis: Listing of a landmark site on the Salt Lake City Register of Cultural Resources requires the Historic Landmark Commission to evaluate the historical or architectural significance, physical integrity and the age of the site. Landmark Site designation is intended to impose supplemental standards in addition to the underlying zoning district regulations.

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which landmark sites shall be evaluated. The ordinance cites three criteria for selection of a landmark site: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a landmark site in Section 21A.34.020(B)(4):

A landmark site is any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C2 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site

clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

The specific language for the selection of a landmark site outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following;
 - i. Events that have made significant contributions to the broad patterns of history, or
 - ii. Lives of persons significant in the history of the city, region, state of Utah, or nation or
 - iii. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - iv. Information important in the understanding of the prehistory or history of Salt Lake City.
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
- c. The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.

Finding: The proposed amendment is consistent with the Criteria for Landmark Sites as outlined in Section 21A.34.020(C)(2) of the Zoning Ordinance. Specifically staff finds the following:

- Criteria a: The IOOF Building is significant in local history for its association with a national fraternal organization. Constructed in 1891, the building is one of the few remaining physical reminders of the life of fraternal organizations in late-nineteenth century Salt Lake City. The building is also architecturally significant as one of a few extant Richardsonian Romanesque style buildings constructed just before the beginning of the twentieth century.
- Criteria b: The building maintains its physical integrity. It conveys physical integrity in terms of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service for the National Register of Historic Places. Although the building has been relocated, its new location maintains its proximity to the Exchange Place Historic District and other buildings of its period, and thus its important association with the non-Mormon population. The environment is a downtown business district. While some of the buildings in the area have been altered and others are of modern construction, its setting has not changed substantially from the original.
- Criteria c: Constructed from 1891 to 1892, the building clearly meets this criteria.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies and wastewater and refuse collection.

Analysis: Since its relocation, the building has been stabilized. All municipal utility services are available.

Finding: Existing or proposed utility services will be adequate for the development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

Attachment A

Documentation

DESIGNATION FORM
SALT LAKE CITY REGISTER OF CULTURAL RESOURCES
SALT LAKE CITY PLANNING DIVISION

1. IDENTIFICATION

12/97

Name of Property: INDEPENDENT ORDER OF ODD FELLOWS HALL
 Address: 41 Post Office Place
 City, County: Salt Lake City, Utah 84111
 Current Owner Name: Byron B. Barkley/Post Office Place Associates
 Current Owner Address: 39 W. Market Street

Tax Number: 15-01-431-018

Legal Description (include acreage): Beg. at SW cor. of Lot 8, Blk.51, Plat A, SLC Sur; E. 50 ft; N 0-01'10" W. 13.52 ft; S. 89-52' E 0.9 ft; N 0-27' W 19.03 ft; N 0-20' W 23.73 ft; N 0-01' W 24.82 ft; N 0-11' E 21.76 ft; N 0-36' E 28.97 ft; N 89-52' W 111.02 ft; S. 132 ft; E 60 ft to beg.

2. STATUS/USE

<u>Property Category</u>	<u>Evaluation</u>	<u>Use</u>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> eligible/contributing	Original Use: meeting hall
<input type="checkbox"/> structure	<input type="checkbox"/> ineligible/non-contributing	
<input type="checkbox"/> site	<input type="checkbox"/> out-of-period	Current Use: office/restaurant
<input type="checkbox"/> object		

3. DOCUMENTATION

<u>Photos: Dates or not)</u>	<u>Research Sources</u> (check all sources consulted, whether useful)	
<input type="checkbox"/> slides:	<input type="checkbox"/> abstract of title	<input checked="" type="checkbox"/> city/county histories
<input checked="" type="checkbox"/> prints:	<input type="checkbox"/> tax card & photo	<input checked="" type="checkbox"/> personal interviews
<input checked="" type="checkbox"/> historic: c.	<input type="checkbox"/> building permit	<input checked="" type="checkbox"/> USHS library
	<input type="checkbox"/> sewer permit	<input checked="" type="checkbox"/> USHS Preservation Files
<u>Drawings and Plans</u>	<input type="checkbox"/> Sanborn Maps	<input type="checkbox"/> USHS Architects File
<input type="checkbox"/> measured floor plans	<input type="checkbox"/> obituary index	<input type="checkbox"/> LDS Family History Lib.
<input type="checkbox"/> site sketch map	<input checked="" type="checkbox"/> city directories/gazetteers	<input type="checkbox"/> local library:
<input type="checkbox"/> Historic American Bldg. Survey	<input type="checkbox"/> census records	<input type="checkbox"/> University library(s):
<input type="checkbox"/> original plans available at:	<input type="checkbox"/> biographical encyclopedias	<input type="checkbox"/> LDS Church Archives
<input type="checkbox"/> other:	<input type="checkbox"/> newspapers	

Bibliographical References (books, articles, interviews, etc.)

Freemasonry in Utah, S.H. Goodwin, 1932
 History of Salt Lake City, Edward Tullidge, 1886.
 National Register Of Historic Places, Nomination Form, February 1977
 Record Book, 1891-1893. I.O.O.F., Rocky Mountain Regiment, Third Battalion.

Researcher/Organization: Elizabeth Egleston Giraud /SLC Preservation Planner Date: 12-97

4. ARCHITECTURAL DESCRIPTION

Building Style/Type: Richardsonian Romanesque

No. Stories: 3

Foundation Material: sandstone Wall Material(s): brick & sandstone

Additions: none minor major and/or Alterations: none minor major (describe below)

Number of associated outbuildings 0 and/or structures 0

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary:

The I.O.O.F. Hall (also referred to as the "Odd Fellows' Building) was built in 1891 of brick and stone and is three stories high. The rectangular plan features tall, large assembly rooms on each floor at the south end of the building while the north or front areas contain stairways, offices and other smaller rooms, including a restaurant on the first floor. The structure utilizes samples of post and beam construction with a single line of load-bearing cast-iron columns running the length of the structure of the structure at midspan. The flat roof slopes slightly to the south.

The hall is free-standing and is surrounded by parking lots. To the east is a federal court building (completed in 1906) that was originally used as a joint post office and courthouse. Across the street to the north is the New York Hotel and several low-scale (two or three stories) commercial buildings. By Salt Lake standards, Market Street (until recently known as Post Office Place) is a narrow street, measuring only 66 wide, as opposed to the typical downtown street width of 130 feet. Its situation in this confined setting, coupled with the fact that the building has a minimal setback from the street, provides the Odd Fellows' Building with an imposing presence on the street that is unusual for a building of this size in Salt Lake City.

The facade of the Odd Fellows' Building is Richardsonian Romanesque in style. The symmetrical facade is three bays wide on each level and features square and Roman-arched bays which consistently alternate throughout the entire composition. The bottom level has a large arched entry, flanked by square openings and square window bays. On the second level are large Roman-arched window bays flanking a single square bay. The third level has a central Roman-arched window flanked by square bays.

The center section of bays is separated from the side bays by brick and stone pilasters. The same kind of pilasters are also situated at the corners of the facade. This vertical emphasis is balanced by horizontal bands of stone, metal and corbelled brick. Although rusticated stone is used sparingly, the facade has a textural quality. The parapet wall features brick and stone in checkerboard patterns and states "I.O.O.F." and "1891" in the elevated central portion. At the cornice level is decorative metal work in the form of columns and pinnacles. Other decorative metal work exists along the first story cornice and composite capitals on the cast iron columns. At the base of the entry arch is stonework carved in foliated patterns. The only symbolic artwork representative of Odd Fellow doctrine is an all-seeing eye carved in stone over the main entry. Also interesting are the side facades which feature irregular arrangements of square and Roman-arched window bays.

The east elevation has seven small openings. The west elevation is far more ornate, owing to the fenestration pattern of paired, round- and segmental-arched windows with decorative masonry lintels and a corbelled brick cornice. The south (rear) elevation, also displays a series of similar arched windows. The evident attention of the design of the west elevation indicates that this facade was intended to be viewed from the street.

5. HISTORY

Architect/Builder George F. Costersian Date of Construction: 1891-92

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> S Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Architecture	<input type="checkbox"/> Science
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<input type="checkbox"/> Communications		<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> C Community Planning & Development		<input type="checkbox"/> Military	<input type="checkbox"/> Other _____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Constructed from 1891 to 1892, the Independent Order of Odd Fellows Hall is significant for its association with the eponymous organization and as a rare, surviving example of Richardsonian Romanesque architecture in Salt Lake City. It was designed by architect George F. Costersian who lived in this community for only a few years during the early 1890's, a time when Salt Lake City was maturing as a regional center and was enjoying participation in mainstream America while shedding its pioneer isolationism.

The Independent Order of Odd Fellows is a benevolent social club that had its roots in early eighteenth-century England; the organization being somewhat similar to the Freemasons. The Odd Fellows organized in the United States in Maryland in 1819. The membership experienced rapid growth consistent with the increasing popularity of fraternal organizations in the United States during the nineteenth century. In Utah, benevolent social organizations grew proportionally with the growth of the non-Mormon population. The quasi-religious nature of the ritual and philosophy of fraternal organizations generally meant that Mormons and Catholics were excluded either through policy or custom, or because personal commitment to Mormonism or Catholicism made membership unattractive. The Knights of Pythias were the first major fraternal organization to be organized by the citizens of the territory in February, 1864; the I.O.O.F. followed on May 4, 1865. The most prestigious group, the Masons, did not assemble for their initial meeting until November 11, 1865, although a Masonic lodge comprised primarily of military men at Camp Floyd had been in operation from 1859 to 1861.

The Masons and the I.O.O.F. shared a meeting hall, known as "Odd Fellows Hall," on East Temple Street (later re-named Main Street). These small and dingy quarters, described as "anything but inviting," were obviously unsuitable as a center for the growing social importance of the Odd Fellows. Like most of the other fraternal organizations, the Odd Fellows participated in "fraternal insurance" programs that offered members and their families some security in a society in which the financial and social consequences of illness or bereavement were often disastrous. For the Protestants and Jews who made up the bulk of I.O.O.F. membership, their participation in a benevolent and social group of this nature was an important survival mechanism in the midst of the tightly organized Mormon culture which extended these same benefits and "social security" only to the adherents of the Mormon religion.

By 1885 Utah had eight I.O.O.F. "working" lodges, several auxiliary organizations, and a Grand Lodge of Utah had been established with a prominent Jewish merchant, Frederick Auerbach, as the first Grand Master. With their permanence established, the Utah Odd Fellows in 1891 brought into being the Odd Fellows Building Association, capitalized at \$40,000 and subscribed to through 4,000 shares at \$100 each. Mr. Costersian was employed to design the existing structure and contractor J.H. Bowman was hired as the contractor. The structure

CONTINUATION SHEET NO. 1

on Post Office Place was intended to enable the Odd Fellows to "fraternize the world, comfort and relieve the distressed, nurse and care for the sick, bury the dead and educate the orphan." The interior of the building boasted a magnificent library donated by Grand Master Frederick Auerbach, as well as providing for lavish ceremonial rooms that were the heart of the lodge's fraternal meaning.

The decline in membership of fraternal organizations did not really become noticeable until after World War II, although the social advantages of membership had already begun to erode during the Depression, partially as a result of the growth of the state responsibility for welfare and security that became significant following the creation of the various innovative New Deal programs. The Odd Fellows, along with several other fraternal organizations, continued to occupy the building until 1977. The structure was vacant until 1985, when it was converted into restaurant use and office space.

Architecturally, the I.O.O.F. Building is significant as a rare example of the use of Richardsonian Romanesque architecture in Salt Lake City. This style, whose name refers to Henry Hobson Richardson, was used most frequently for ecclesiastical and municipal government buildings. Extant examples of this style include the Commercial Savings Bank (1889) at 22 E. 100 South, the Roman Catholic Rectory of the Cathedral of the Madeleine (1900) on South Temple, the Brooks Arcade (1891) at 75 E. Broadway and the City and County Building (1894) at 451 S. State.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Fax #	535-6174	Fax #	

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FOR**

SEE INSTRUCTIONS IN HOW TO COMPLETE THIS FORM
TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC INDEPENDENT ORDER OF ODD FELLOWS HALL
AND/OR COMMON I.O.O.F. Hall

2 LOCATION

STREET & NUMBER 41 Post Office Place
CITY, TOWN Salt Lake City VICINITY OF
STATE Utah CODE 049 COUNTY Salt Lake CODE 035
CONGRESSIONAL DISTRICT 02

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mr. Phil Hanson and Mr. Frank Granato
STREET & NUMBER 250 East Broadway
CITY, TOWN Salt Lake City VICINITY OF STATE Utah

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Salt Lake County Recorders Office
STREET & NUMBER Salt Lake City and County Building
CITY, TOWN Salt Lake City STATE Utah

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Utah State Register of Historic Sites
DATE March 17, 1976
DEPOSITORY FOR SURVEY RECORDS Utah State Historical Society, Preservation Office
CITY, TOWN Salt Lake City STATE Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The I.O.O.F. Hall was built in 1891 of brick and stone and is three stories high. The rectangular plan features tall, large assembly rooms on each floor at the south end of the building, while the north or front areas contain stairways, offices, and other smaller rooms. The structure utilizes samples of post and beam construction with a single line of load-bearing cast-iron columns running the length of the structure at midspan. The roof is basically flat, sloping slightly to the south. At present, the hall is free-standing and is surrounded by parking lots. To the east is the old Post Office and across the street to the north is the New York Hotel (Utah State Register), recently restored.

Of most architectural interest is the Richardsonian Romanesque front facade of the I.O.O.F. Hall. The symmetrical facade is three bays wide on each level and features square and Roman-arched bays which consistently alternate throughout the entire composition. The bottom level has a large arched entry, flanked by square openings and square window bays. On the second level are large Roman-arched window bays flanking a single square bay. The third level has a central Roman-arched window flanked by square bays.

The center section of bays is separated from the side bays by brick and stone pilasters. The same kind of pilasters are also situated at the corners of the facade. This vertical emphasis is balanced by horizontal bands of stone, metal and corbeled brick. Although rusticated stone is used sparingly, the facade has a textural quality, albeit the relief is shallow. The parapet wall features brick and stone in checkerboard patterns and, in the elevated central portion, "I.O.O.F." and "1891." At the cornice level is decorative metalwork in the form of columns and pinnacles. Other decorative metal work exists along the first story cornice and composite capitals on the cast iron columns. At the base of the entry arch is stonework carved in foliated patterns. The only symbolic artwork representative of Oddfellow doctrine is an all-seeing eye carved in stone over the main entry. Also interesting are the side facades which feature irregular arrangements of square and Roman-arched window bays.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1891-1892

BUILDER/ARCHITECT George F. Costersian

STATEMENT OF SIGNIFICANCE

The Independent Order of Oddfellows is a secret benevolent and social society that had its origins in early 18th Century England. Similar to and imitative of the rites and organization of freemasonry, Oddfellows organized in the United States in 1819 in Maryland under the authorization of the Manchester (England) Unity, I.O.O.F. The Oddfellows experienced rapid growth, both territorially and in membership, which reflected the increasing popularity of fraternal organizations in 19th Century American society. In Utah the development of these societies coincided with the growth in the territory's non-Mormon population. The quasi-religious nature of the ritual and philosophy of fraternal organizations generally meant that Mormons and Catholics were excluded either through policy or custom, or because personal commitment to Mormonism or Catholicism made membership unattractive. The Knights of Pythias were the first major fraternal organization to be organized by the citizens of the territory in February 1864. The Independent Order of Oddfellows followed on May 4, 1865, with the most prestigious group, the Masons, not assembling for their initial meeting until November 11, 1865. (A Masonic Lodge comprising principally of military men at Camp Floyd had been in operation from 1859 to 1861.)

Between 1865 and 1872 the I.O.O.F. and the Masons shared a meeting hall on East Temple Street known as Oddfellows Hall. These small and dingy quarters, described as "anything but inviting" were obviously unsuitable as a center for the growing social importance of the Oddfellows. Like most of the other fraternal organizations, the Oddfellows participated in "fraternal insurance" programs that offered members and their families some security in a society in which the financial and social consequences of illness or bereavement were often disastrous. For the Protestants and Jews who comprised the bulk of I.O.O.F. membership, their participation in a benevolent and social group of this nature was an important survival mechanism in the midst of the tightly organized Mormon culture which extended these same benefits and "social security" only to the adherents of the Mormon religion.

Sociologists have noted the possibility of the need for ritual as explaining part of the enormous popularity of fraternal organizations. Most fraternalists appear to belong to the "non-ritualistic" denominations of Protestantism, which makes their participation in a group devoted to sacred clothing, special grips in greeting, secret oaths, heirarchical organization, and elaborately choreographed ceremonies, all the more thought-provoking. The expression of ritualism extended generally to the meeting places, and once a lodge had acquired permanence and stability the members soon provided for an appropriately dignified edifice to be constructed. By 1885 Utah had eight I.O.O.F. "working" lodges, several auxiliary organizations, and a Grand Lodge of Utah had been established with a prominent Jewish merchant, Frederick Auerbach, as the first Grand Master. With their permanence established, the Utah Oddfellows in 1891 brought into being the Oddfellows Building Association, capitalized at \$40,000 and subscribed to through 4,000 shares at \$100 each. Architect George F.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Costersian was employed to design, and contractor J. H. Bowman to build the present structure at Post Office Place that would enable the Oddfellows to "fraternize the world, comfort and relieve the distressed, nurse and care for the sick, bury the dead and educate the orphan." The interior of the building boasted a magnificent library donated by Grand Master Frederick Auerbach, as well as providing for lavish ceremonial rooms that were the heart of the lodge's fraternal meaning.

The decline in membership of fraternal organizations did not really become noticeable until after World War II, although the social advantages of membership had already begun to erode during the Depression period--partially as a result of the growth of the state responsibility for welfare and security that became significant following the creation of the various innovative New Deal programs. The Independent Order of Oddfellows Hall in Salt Lake City has mirrored the decline of its organizations' displacement as an important and worthwhile social mechanism. However, the structure itself is a largely unspoiled example of a fraternal meeting place, its decoration a celebration of the exuberant bourgeois taste of the 1890's, and an entirely fascinating reminder of the importance of ritual and ceremonial in American society.

HISTORY

The I.O.O.F. Hall is valuable as an unaltered example of commercial Richardsonian Romanesque architecture. Excepting the addition of a small metal fire escape and minor mullion changes in the upper windows, the exterior of the hall has never been altered. Even the bottom level of the facade is untouched and includes original doors, hardware, glass, etc. Unfortunately, the building has not been maintained either, and the fabric, particularly the sandstone, is badly deteriorated. Although not distinguished architecturally, the interior is also intact with respect to original floor plan and fabric. Rich in texture, color, variety of materials and generous fenestration, the front facade of the I.O.O.F. Hall is its most important feature.

The architect, George F. Costersian, appears to have immigrated to Salt Lake City during the building boom (1889-1893) and remained only a few years, leaving the I.O.O.F. Hall as his most noteworthy achievement. John H. Bowman, a prominent Utah masonry contractor, executed the ambitious masonry design. Of the many Richardsonian Romanesque commercial buildings erected during the "Boom," few remain in Salt Lake City and most that exist have been modified. The recently abandoned hall has good restoration potential and has been purchased by private developers who intend to at least partially restore the structure.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Tullidge, Edward. History of Salt Lake City, CC88, Salt Lake City; Star Printing, 1886.
- I.O.O.F., Rocky Mountain Regiment, 3rd Battalion. Record Book, 1891-1893.
- Goodwin, S. H. Freemasonry in Utah, Salt Lake City, 1932.
- Clarence Bock, Interview, November 12, 1976.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

UTM REFERENCES

A	1,2	4,2,4,7,4,0	4,5,1,2,4,5,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

11 LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

12 FORM PREPARED BY

NAME / TITLE

Allen D. Roberts, Architectural Historian/John S.H. Smith, Pres. Planning Specialist

ORGANIZATION

DATE

Utah State Historical Society

February 18, 1977

STREET & NUMBER

TELEPHONE

603 East South Temple

(801) 533-5755

CITY OR TOWN

STATE

Salt Lake City

Utah

13 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Michael T. Miller, State Historic Preservation Officer

DATE February 22, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: _____ DATE _____

KEEPER OF THE NATIONAL REGISTER

ENTRIES IN THE NATIONAL REGISTER

STATE UTAH

Date Entered NOV 7 1977

<u>Name</u>	<u>Location</u>
Olpin, Joseph, House	Pleasant Grove Utah County
Dixon, Christopher F., (Jack), Jr., House	Payson Utah County
St. George Temple	St. George Washington County
Independent Order of Odd Fellows Hall	Salt Lake City Salt Lake County

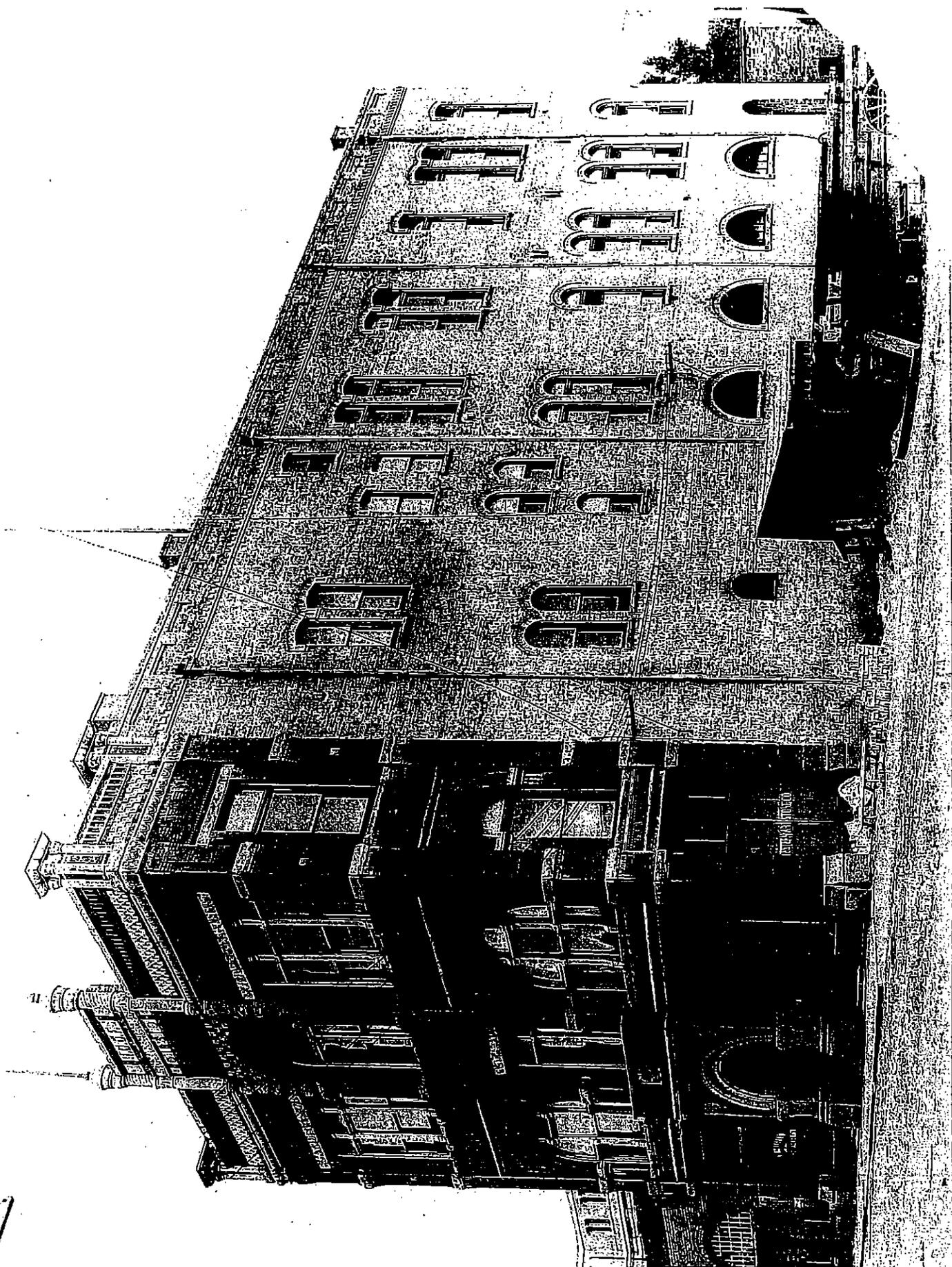
Also Notified

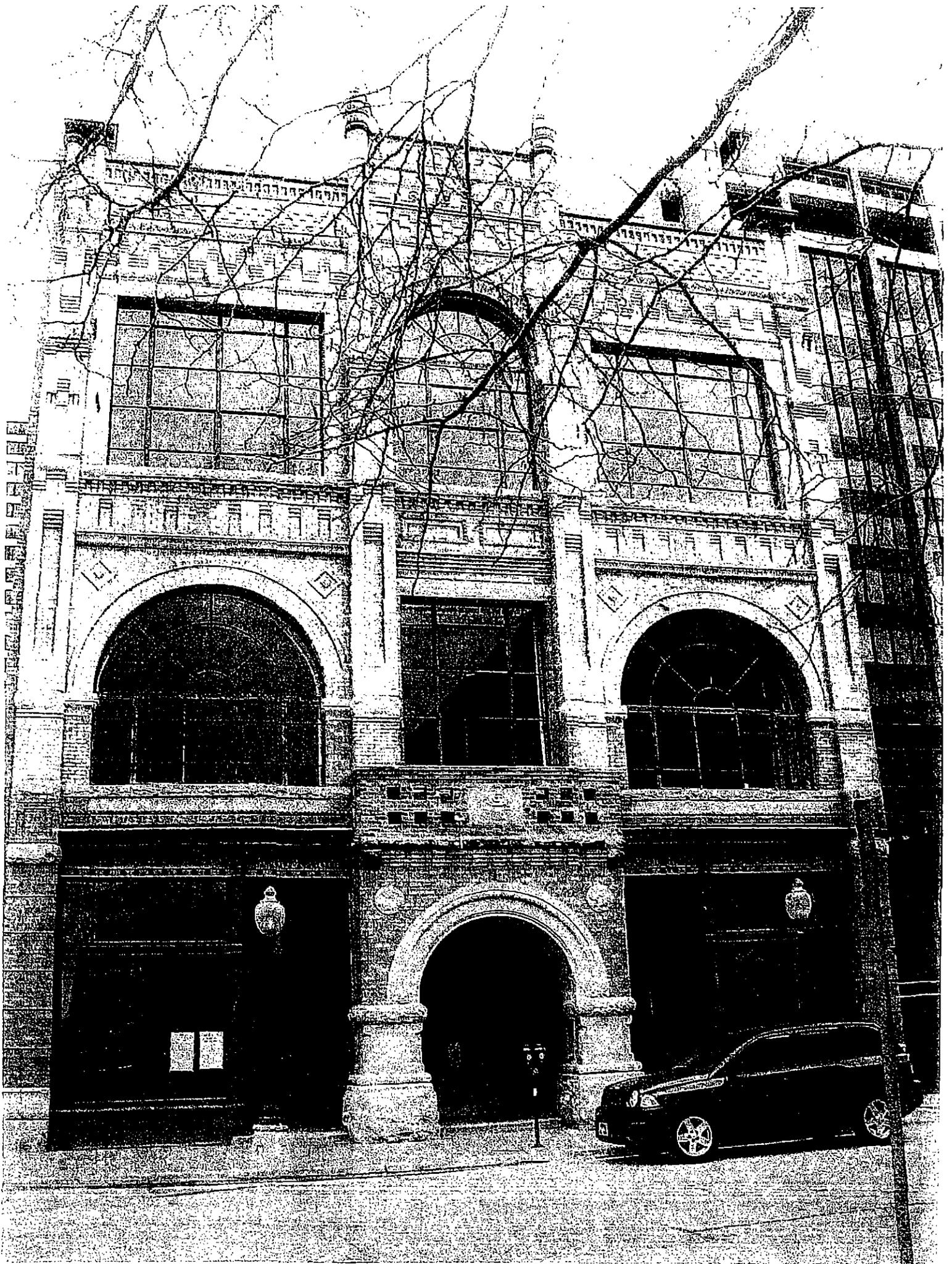
Hon. E. J. (Jake) Garn
Hon. Orrin G. Hatch
Hon. K. Gunn McKay
Hon. David D. Marriott

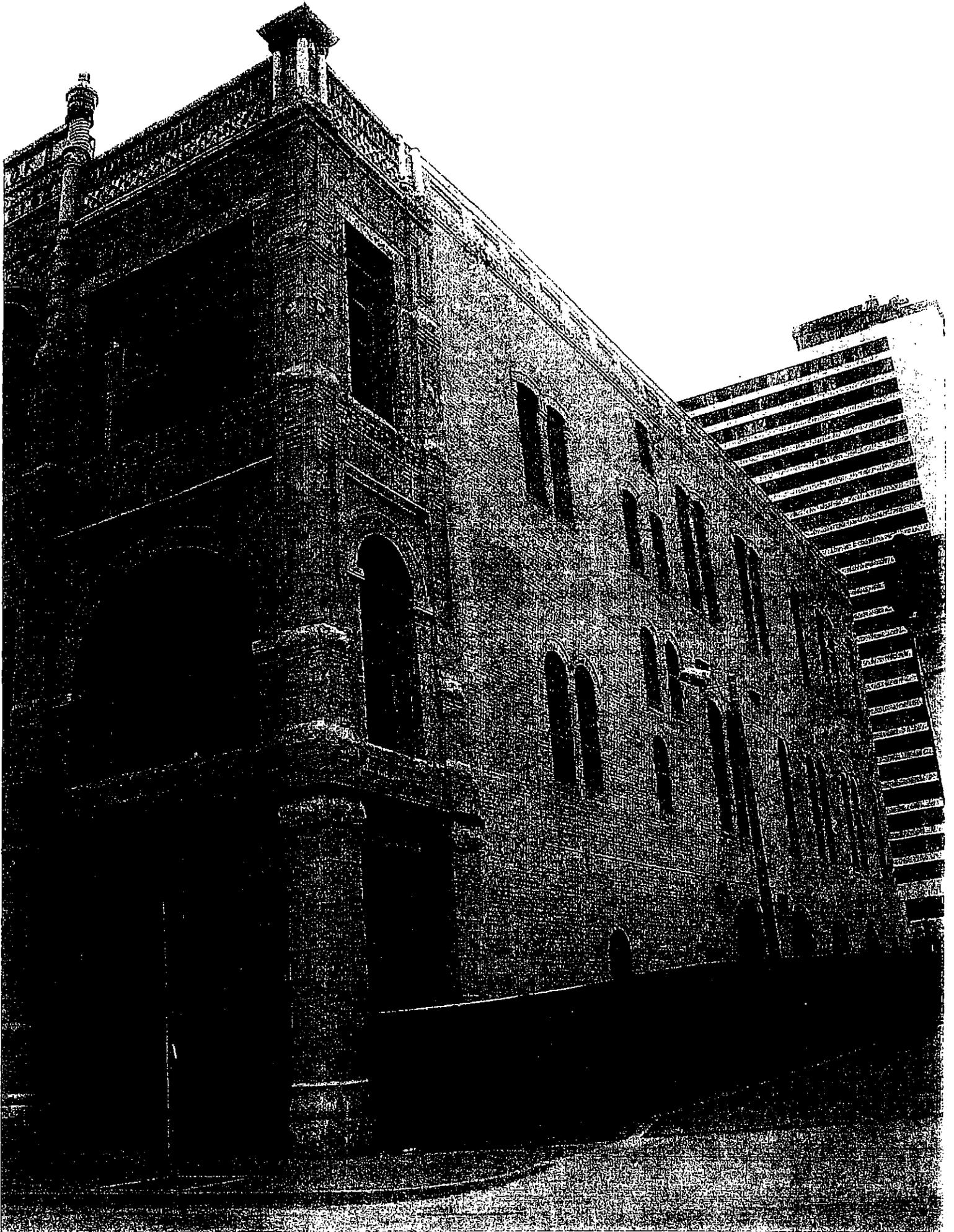
COMMISSION ON CONGRESSIONAL REORGANIZATION

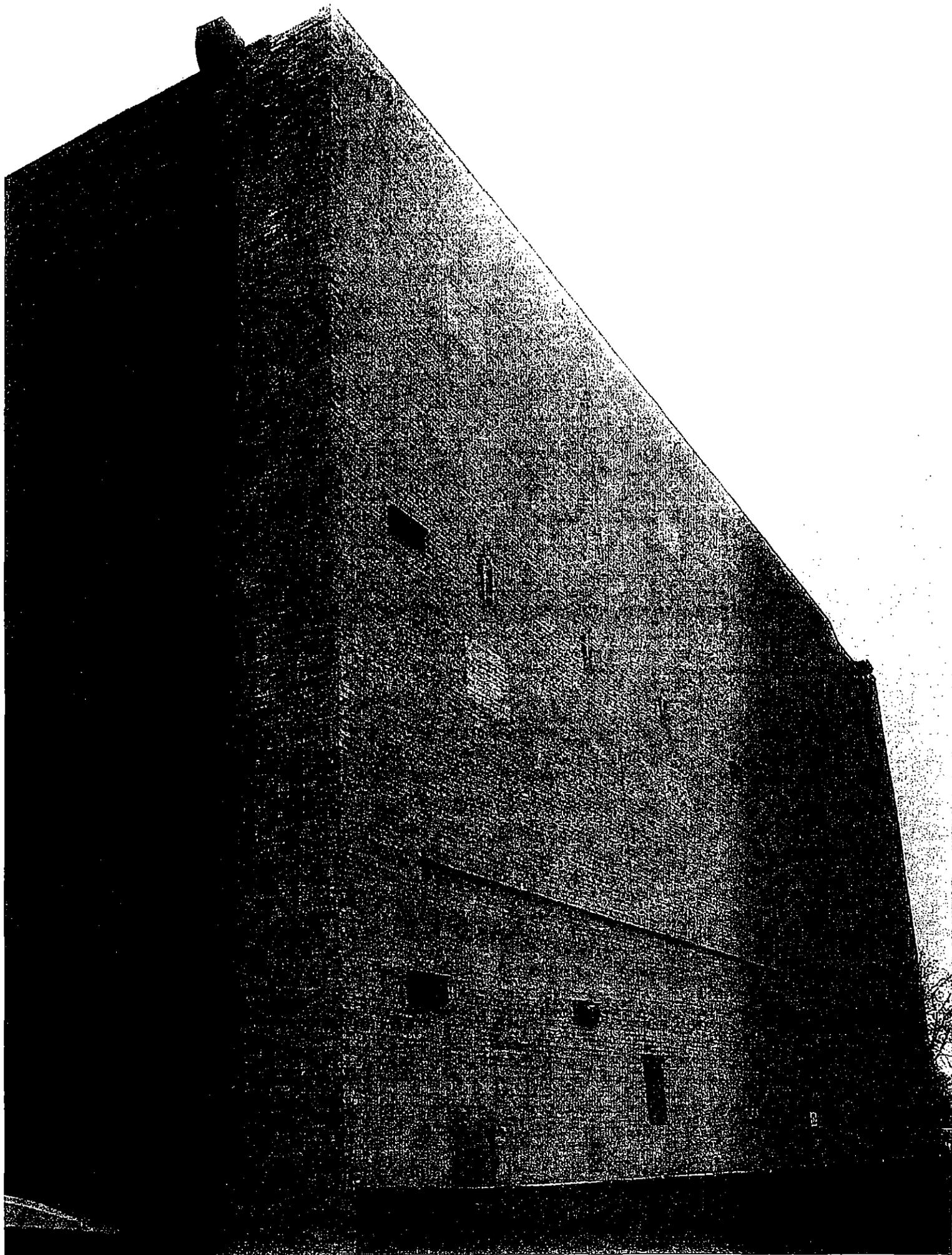
Attachment B

Photographs









FOR SALE @ AUCTION
<http://propertydisposal.gca.gov>



Exhibit 4C
Historic Landmark
Commission
March 3, 2010

Minutes

PLNPCM2010-00072 Odd Fellows Hall Historic Landmark Site Re-designation : A request by the Administration for re-designation of the Independent Order of Odd Fellows Hall located at approximately 26 W Market Street as a landmark site on the Salt Lake City of Cultural Resources. The petition is for a zoning map amendment to re-designate the landmark site, formally located at 39 W Market Street, at its new location. This request requires the Historic Landmark Commission to forward a recommendation to the Planning Commission and City Council. The property is zoned D-1 Central Business District and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Staff Presentation 6:43:00 PM

Ms Lew discussed that as the mitigation measures for the upcoming expansion of the Morris Court House commences, the GSA has relocated the Odd Fellows Hall formerly located at 39 W Market Street, across the street to approximately 26 W Market Street. Based on the analysis in the staff report, Staff is of the opinion that the request significantly meets the applicable standards at its' new location at the north side of the street. The building exhibits significant historic and architectural significance and physical integrity to merit its' re-designation. Therefore, staff recommends that the commission forward a favorable recommendation to the Planning Commission and City Council regarding re-listing the Odd Fellows Hall.

Photographs were included in the staff report and shown in the meeting.

Questions by the Commission 6:44:47 PM

Commissioner Carter asked if the building would retain its listing on the National Register of Historic Places. Ms Lew responded that it would, and contact with the GSA established that they will begin the process. Chairperson Lloyd asked for the date the building was originally designated for the National Nomination. Ms Lew stated that page two of the staff report it indicated it was listed as a landmark site in 1998 and the National Register in 1977. Chairperson Lloyd asked if the intended use of the building has been established. Ms Lew stated that the use had not been established, that the GSA owns the property and they are looking for a new owner.

Public Comments 6:47:10 PM

Kurt Huffaker from Utah Heritage Foundation spoke; Mr. Huffaker stated that after 14 years of being involved with this project, he wanted to give a strong recommendation to re-list this building. He noted that after the successful move of the building, it would speak strongly to re-list it as a landmark site and essentially put back all of its designations that were previously on it. On behalf of Utah Heritage Foundation he encouraged the Commission to proceed.

Executive Session 6:48:26 PM

Commissioner Carter stated his approval of the saving of the building, noting that it is one of the best architecturally historic commercial properties downtown. He noted his appreciation of the effort it took to move it and that it will become a large contribution to the street.

MOTION 6:49:22 PM

In the case of PLNPCM2010-00072, Commissioner Carter moved that in consideration of the building's significance and its importance to the city, the Odd Fellows Hall would be listed as a landmark site and would recommend forwarding a favorable recommendation to the Planning Commission and City Council.

Commissioner Funk seconded the motion.

The vote was unanimous. The motion carried.

DRAFT

Exhibit 5A
Planning Commission
March 10, 2010

Original Notice and Postmark/Agenda

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, March 10, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:30 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m., in Room 126. **Work Session**—The Planning Commission may discuss project updates and minor administrative matter, and will receive an update on the current session of the Utah Legislature. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, February 24, 2010

Report of the Chair and Vice Chair

- Presentation of plaque to Prescott Muir

Report of the Director

Public Hearing

1. **PLNPCM2010-00072 Odd Fellows Hall Historic Landmark Site Re-designation** A request by the Administration for re-designation of the Independent Order of Odd Fellows Hall located at approximately 26 W Market Street as a Landmark Site on the Salt Lake City Register of Cultural Resources. The petition is for a zoning map amendment to re-list the Landmark Site, formerly located at 39 W Market Street, at its new location. This requires the Planning Commission to forward a recommendation to the City Council. The property is zoned D-1 Central Business District and is located in City Council District 4, represented by Luke Garrott (Staff contact: Janice Lew at 801.535.7625 or janice.lew@slcgov.com).

Briefing

2. **Proposed Regional Sports Complex.** The Planning Commission will receive a briefing and discuss with staff various zoning issues relating to the proposed community recreation center (regional sports complex) to be located at approximately 2223 North Rose Park Lane (Staff contact: Everett Joyce at 801-535-7930 or everett.joyce@slcgov.com).
3. **Civic Campus / Public Safety Building and Emergency Operation Center.**—The Planning Commission will receive a briefing and discuss with staff various aspects of the proposed Civic Campus area including the proposed Public Safety Building and Emergency Operation Center to be located at approximately between 400 South and 500 South and 50 East and 350 East (former Barnes Bank building and adjacent lots to the south). (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)
4. **North Temple Boulevard Viaduct Station Area Plan.** The Planning Commission will receive a briefing and discuss with staff the public draft of the North Temple Viaduct Station Area Plan. The public draft of the plan can be viewed on the project website at www.northtempleboulevard.com. (Staff: Nick Norris at 801.535.6173 or nick.norris@slcgov.com).
5. **Transit Station Area Zoning District**—the Planning Commission will hold a briefing and discuss with staff the proposed Transit Station Area Zoning District. The purpose of the briefing will be to introduce the zoning approach to the Planning Commission and obtain feedback on the overall direction of the proposed ordinance as well as the content. The Transit Station Area Zoning District is proposed within the station areas identified in the North Temple Boulevard Station Area Plans. (Staff: Nick Norris at 801.535.6173 or nick.norris@slcgov.com).

Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

PLANNING DIVISION
PLANNING COMMISSION AGENDA

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FIRST CLASS

STATE MAIL SVCS 02/01/2010

Salt Lake City Planning Division
PO Box 145480
Salt Lake City UT 84114

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.



SALT LAKE CITY UT 84111

Exhibit 5B
Planning Commission
March 10, 2010
Newspaper Advertisement

4770 S. 5600 W.
P.O. BOX 704005
WEST VALLEY CITY, UTAH 84170
FED.TAX I.D.# 87-0217663

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION, 451 SOUTH STATE STREET, ROOM 406 SALT LAKE CITY UT 84111	9001394298	2/28/2010

ACCOUNT NAME			
PLANNING DIVISION,			
TELEPHONE		AD ORDER / INVOICE NUMBER	
8015356184		0000550708 /	
SCHEDULE			
Start 02/27/2010		End 02/27/2010	
CUST. REF. NO.			
Petition PLNPCM2010-00072			
CAPTION			
SALT LAKE CITY PLANNING COMMISSION ODD F			
SIZE			
42	Lines	1.00	COLUMN
TIMES		RATES	
3			
MISC. CHARGES		AD CHARGES	
TOTAL COST			
57.50			

SALT LAKE CITY PLANNING COMMISSION ODD FELLOWS HALL LANDMARK SITE RE-LISTING PUBLIC HEARING

On Wednesday, March 10, 2010 at 5:45 P.M., the Salt Lake City Planning Commission will hold a public hearing to take comment on petition PLNPCM2010-00072 considering recommendation to the City Council to amend the Salt Lake City Zoning Map and adopt the re-listing of the Odd Fellows Hall as a landmark site on the Salt Lake Register of Cultural Resources. The property is located at approximately 26 W Market Street.

All persons interested and present will be given an opportunity to be heard. The hearing will be held in Room 324 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance is located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 801-535-6220, four days in advance. For further information regarding this hearing, call Janice Law at 801-535-77625.

550708 UPAXP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **SALT LAKE CITY PLANNING COMMISSION ODD F** FOR **PLANNING DIVISION**, WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

PUBLISHED ON Start 02/27/2010 End 02/27/2010

SIGNATURE *[Handwritten Signature]*

DATE 2/28/2010

VIRGINIA CRAFT
Notary Public, State of Utah
Commission # 581469
My Commission Expires
January 12, 2014

Virginia Craft

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Exhibit 5C
Planning Commission
March 10, 2010

Staff Report

**PLANNING COMMISSION
STAFF REPORT**

**The Odd Fellows Hall
Landmark Site Re-listing
PLNPCM2010-00072
March 3, 2010**



Planning Division
Department of Community and
Economic Development

Applicant: Mayor Becker

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 15-01-430-009 & 006

Current Zone: D-1 Central
Business District

Master Plan Designation:
Business/Commercial

Council District:
District 4 – Luke Garrott

Community Council Chair:
D. Christian Harrison

Lot Size: .42 acres

Current Use:
Vacant

Applicable Land Use

Regulations:

- 21A.34.020 H Historic Preservation Overlay District
- 21A.50 Amendments
- 21A.30.020 D-1 Central Business District

Notification:

- Notice mailed on February 19, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites
February 19, 2010

Attachments:

- A. Documentation
- B. Photographs

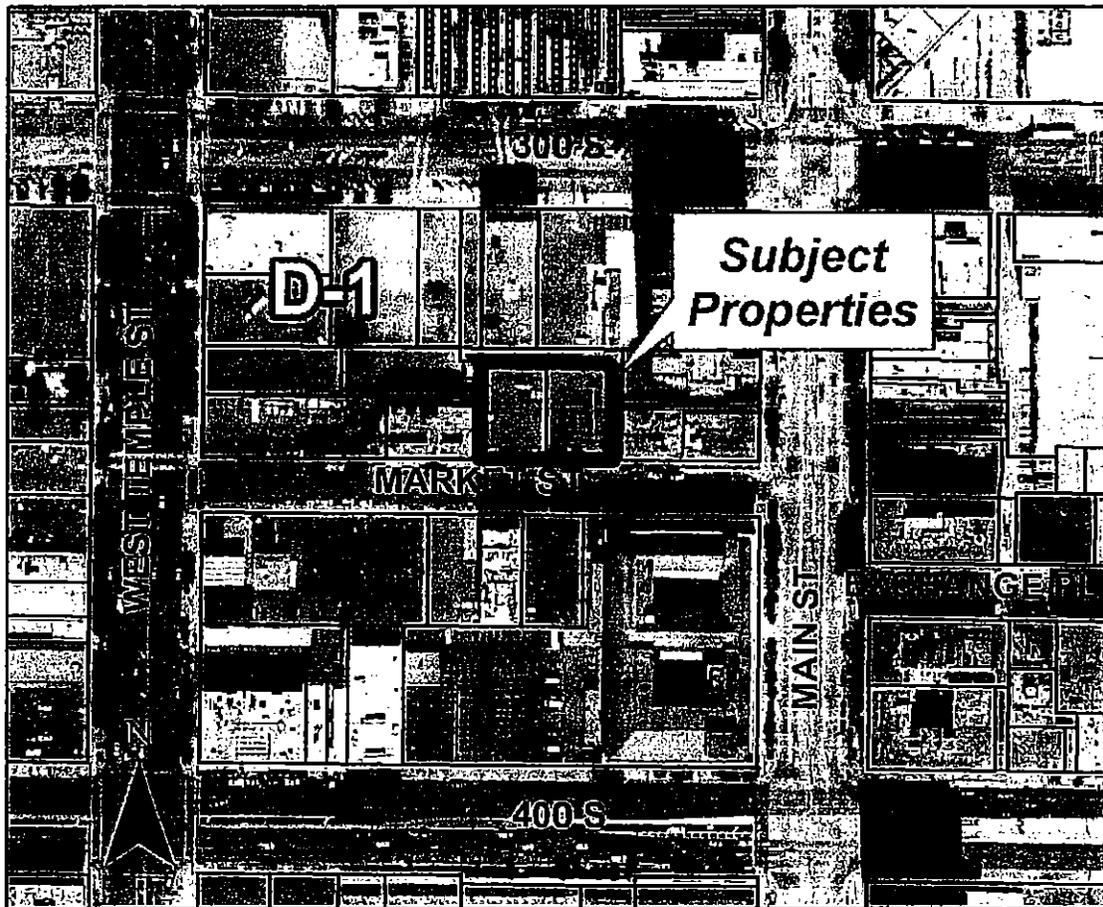
Request

The Administration requests consideration by the Planning Commission to re-list the historic Odd Fellows Hall (IOOF) as a landmark site on the Salt Lake City Register of Cultural Resources. As part of the mitigation measures for the upcoming expansion of the Frank E. Moss Courthouse, the General Services Administration (GSA) has relocated the building formerly located at 39 W Market Street across the street to approximately 26 W Market Street.

Staff Recommendation

Based upon the analysis and findings listed in this report, it is the opinion of the Planning Staff that Petition PLNPCM2010-00072 for re-listing of the Odd Fellows Hall as a landmark site on the Salt Lake City Register of Cultural Resources substantially meets the applicable standards and recommends the Planning Commission forward a favorable recommendation to the City Council.

VICINITY MAP



Background

Project Description

The Odd Fellows Hall was originally listed as a Landmark Site to the Salt Lake City Register of Cultural Resources in 1998. The future of the building became uncertain with the plans for expanding the Frank E. Moss Courthouse on the corner of 400 South and Main Streets. The courthouse, also an important historic building, is not large enough to accommodate the long-term needs of the federal courts, and acquisition of land west of the existing courthouse began. The GSA is obligated by Section 106 of the National Historic Preservation Act (NHPA), as amended to consider the effects of proposed construction on historic properties. In this case, the proposed project was determined to have an adverse effect on the Odd Fellows Hall located mid-block. Working with the City and the historic preservation community, the GSA determined that the building, listed on the National Register of Historic Places (NRHP) since 1977, would be relocated to a vacant property across Market Street, adjacent to the New York Hotel building, another Landmark Site and HRHP listed property. In addition, the build should be re-listed on the HRHP and the City Register of Cultural Resources.

Historic Landmark Commission Review

On March 3, 2010, the Historic Landmark Commission reviewed the request to include the Odd Fellows Hall on the Salt Lake City Register of Cultural Resources as a Landmark Site, and voted to forward a positive recommendation to the Planning Commission and City Council.

Comments

Public Comment

The Downtown Community Council considered the request during their February 17, 2010 meeting and voted to support the application.

Project Review

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance, the Commission should forward a favorable recommendation.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance, the Commission should forward a negative recommendation.

Table: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a decision concerning a proposed amendment, the City Council should consider the following factors:

B. 1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.

Analysis: The *Downtown Plan* recognizes the benefits of preserving historically significant buildings and districts while accommodating new development and renovation that is sensitive to Downtown's existing character. The proposed zoning map amendment supports the specific physical qualities and historical development patterns that establish Downtown Salt Lake's unique urban character.

Finding: The proposed zoning map amendment is supported by policy elements of the *Downtown Plan*.

2. Whether a proposed map amendment furthers the specific purpose of the zoning ordinance.

Analysis: The purpose of the H historic preservation overlay district is to provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural

significance. Designation of a property on the Salt Lake City Register of Cultural Resources places the property under the purview of the Historic Landmark Commission. Property owners are required to adhere to the supplemental regulations of the *H Historic Preservation Overlay District* in addition to underlying zoning district regulations.

Finding: Re-listing on the Salt Lake City Register of Cultural Resources would be a step toward ensuring the preservation of the Odd Fellows Hall, and thus furthers the purpose of the zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties.

Analysis: Historic preservation is an integral element of creating livable, vibrant and unique neighborhoods within the city. The zoning ordinance lists several objectives that the city seeks to achieve regarding the *H Historic Preservation Overlay District*. These objectives include:

- Provide the means to protect and preserve areas of the city and individual structures and sites that have historic, architectural or cultural significance.
- Abate the destruction and demolition of historic structures.
- Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors.
- Foster economic development consistent with historic preservation.

Thus, the overlay district is intended to contribute to the welfare and prosperity of the people of Salt Lake City.

Downtown is a showplace for Utah's architectural heritage including sites of exceptional importance to the City. Located on Market Street, the Odd Fellows Hall occupies a vacant lot between Main and West Temple Streets. The building is one of several structures on this side of the street that are similar in scale and massing, and time of construction. The Odd Fellows Hall also is north of the Frank E. Moss Courthouse, which is included in the Exchange Place Historic District and listed on the NRHP. It contributes to the sense of Market Street as having developed in the late-nineteenth century, during a period in which Salt Lake City became increasingly important as a regional center. The Odd Fellows Building at its new location on a secondary thoroughfare is representative of smaller scale commercial buildings that display fine craftsmanship in a nationally-recognizable style (Richardsonian Romanesque). As such, the building is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Finding: The proposed zoning map amendment will have a positive impact on surrounding properties.

4. Whether a proposed map amendment is consistent with the purposes provisions of any applicable overlay zoning district which may impose additional standards.

Analysis: Listing of a landmark site on the Salt Lake City Register of Cultural Resources requires the Historic Landmark Commission to evaluate the historical or architectural significance, physical integrity and the age of the site. Landmark Site designation is intended to impose supplemental standards in addition to the underlying zoning district regulations.

Section 21A.34.020(C)(2) *Criteria for the Selection of an H Historic Preservation Overlay District or Landmark Site* specifies the criteria under which landmark sites shall be evaluated. The ordinance cites

three criteria for selection of a landmark site: historical or architectural significance, physical integrity and the age of the site. The reference to this section of the Zoning Ordinance is reinforced in the definition of a landmark site in Section 21A.34.020(B)(4):

A landmark site is any site included on the Salt Lake City Register of Cultural Resources that meets the criteria outlined in subsection C2 of this section. Such sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

The specific language for the selection of a landmark site outlined in Section 21A.34.020(C)(2) is as follows:

The historic landmark commission shall evaluate each parcel of property within a proposed H historic preservation overlay district or the parcel of property associated with a landmark site. Individual parcels within a proposed district, the district as a whole, and landmark sites shall be evaluated according to the following:

- a. Significance in a local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following;
 - i. Events that have made significant contributions to the broad patterns of history, or
 - ii. Lives of persons significant in the history of the city, region, state of Utah, or nation or
 - iii. The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - iv. Information important in the understanding of the prehistory or history of Salt Lake City.
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
- c. The age of the site. Sites must be at least fifty years old, or have achieved significance within the past fifty years if the properties are of exceptional importance.

Finding: At its new location on the north side of Market Street, the Odd Fellows Hall exhibits sufficient historic and architectural significance, and physical integrity to merit re-designation. The proposed amendment is consistent with the Criteria for Landmark Sites as outlined in Section 21A.34.020(C)(2) of the Zoning Ordinance. Specifically staff finds the following:

- Criteria a: The Odd Fellows Hall is significant in local history for its association with a national fraternal organization. Constructed in 1891, the building is one of the few remaining physical reminders of the life of fraternal organizations in late-nineteenth century Salt Lake City. The building is also architecturally significant as one of a few extant Richardsonian Romanesque style buildings constructed just before the beginning of the twentieth century.
- Criteria b: The building maintains its physical integrity. It conveys physical integrity in terms of location, design, setting, materials, workmanship, feeling and association, as defined by the National Park Service for the National Register of Historic Places. Although the building has been relocated, its new location maintains its proximity to the Exchange Place Historic District and other buildings of its period, and thus its important association with the non-Mormon population. The environment

is a downtown business district. While some of the buildings in the area have been altered and others are of modern construction, its setting has not changed substantially from the original.

- Criteria c: Constructed from 1891 to 1892, the building clearly meets Criteria c.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Analysis: Since its relocation, the building has been stabilized. All municipal utility services are available.

Finding: Existing or proposed utility services will be adequate for the development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

**The March 10, 2010 Staff Report
attachments omitted to reduce redundant
copying**

Exhibit 5D
Planning Commission
March 10, 2010

Minutes

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, March 10, 2010**

Present for the Planning Commission meeting were Chair Babs De Lay and Vice Chair Frank Algarin; and Commissioners Tim Chambless, Angela Dean, Michael Fife, Michael Gallegos, Susie McHugh, Matthew Wirthlin, and Mary Woodhead. Commissioner Kathleen Hill was excused.

There field trip prior to the meeting was cancelled. A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director, Cheri Coffey, Programs Manager; Casey Stewart, Principal Planner; Nick Norris, Senior Planner; Janice Lew, Senior Planner; Everett Joyce, Senior Planner; Paul Nielson, City Attorney; and Tami Hansen, Senior Secretary.

Report of the Chair and Vice Chair

Chair De Lay presented a plaque to Prescott Muir, who served on the Planning Commission from 2001—2010, and thanked him for his service.

Report of the Director

Mr. Sommerkorn stated staff made some changes to the notification requirements in the Zoning Ordinance and discovered later there were notification requirements in the actual body of the ordinance in the Planned Development section, along with a few other sections. He noted staff wanted to make sure those requirements were consistent with the overall notification requirement and rather than bring this back before the Commission, staff along with Mr. Neilson agreed a technical correction could be made to the Zoning Ordinance for consistency. Mr. Sommerkorn clarified these technical changes would not change the substance or intent of what the Commission recommended to the City Council.

Commissioner Woodhead stated she review the memorandum and felt the changes were exactly what the Commission's understanding and expectations were.

Motion

Commissioner Gallegos made a motion that the technical adjustments were with the intent of the Planning Commissions previous action.

Commissioner Woodhead seconded the motion.

Commissioners McHugh, Fife, Dean, Gallegos, Chambless, Woodhead, Wirthlin, and Algarin voted, "Aye". The motion passed unanimously.

Approval of Minutes from Wednesday, February 24, 2010

Commissioner McHugh made a motion to approve the February 24, 2010 minutes as written. Commissioner Wirthlin seconded the motion. Commissioners voted, "Aye". The motion passed unanimously.

Public Hearing

PLNPCM2010-00072; Odd Fellows Hall Historic Landmark Site Re-designation—a request by the Administration for re-designation of the Independent Order of Odd Fellows Hall located at approximately 26 West Market Street as a Landmark Site on the Salt Lake City Register of Cultural Resources. The petition is for a zoning map amendment to re-list the Landmark Site, formerly located at 39 West Market Street, at its new location. This requires the Planning Commission to forward a recommendation to the City Council. The property is zoned D-1 Central Business District and is located in City Council District 4, represented by Luke Garrott.

Chair De Lay recognized Janice Lew as staff representative.

Ms. Lew stated the Odd Fellows building was listed as a landmark site in 1998, and as part of the mitigation measures for the upcoming expansion of the Moss Courthouse, the GSA had relocated the building across the street from its original location at 39 West Market Street, to approximately 26 West Market Street. This petition request was to re-list the building at this current location.

She stated the Historic Landmark Commission reviewed this petition at their last meeting and forwarded a positive recommendation to the Planning Commission and the City Council. She stated the Downtown Community Council also reviewed this request and voted in favor of it. Ms. Lew stated based on the analysis found in the staff report, staff recommended the Commission forwarded a positive recommendation to the City Council.

Commissioner Woodhead thanked Ms. Lew for the great staff report, which included the history of the Odd Fellows Association.

Commissioner Chambless stated he appreciated the history as well, and added the Odd Fellows building was contemporaneous with the City & County Building.

Commissioner Dean stated obviously the historic designation did not follow the building; it followed the site, and she inquired if during this application to re-designate the building, if it had been in historic limbo.

Ms. Lew stated it had in a sense, but as part of the evaluation for mitigation measures, it was indicated this process would happen, as well as relisting the building on the National Register of Historic Places. She stated it was more of a formality because the building was currently for sale, and staff was trying to get that relisting in place, so the requirements in the zoning ordinance for the historic district would apply to that building in the new location.

Commissioner Dean inquired if this process could have been done prior to the move, or even finalized during the moving process.

Ms. Lew stated yes, but the records showed that after the building moved the listing went with it, so as far as being unprotected, there was an agreement with the GSA, who specifically stated they did not want the historic designation review process to be in place during the time they owned the property.

Public Hearing

Chair De Lay opened the public hearing portion of the petition; she noted there was no one present to speak. Chair De Lay closed the public hearing.

Motion

Commissioner Gallegos made a motion regarding Petition PLNPCM2010-00072, based on the analysis and findings in the staff report, the Planning Commission forwarded a positive recommendation to the City Council.

Commissioner McHugh seconded the motion.

Commissioners McHugh, Fife, Dean, Gallegos, Chambless, Woodhead, Wirthlin, and Algarin voted, "Aye". The motion passed unanimously.

Briefing

Proposed Regional Sports Complex. The Planning Commission will receive a briefing and discuss with staff various zoning issues relating to the proposed community recreation center (regional sports complex) to be located at approximately 2223 North Rose Park Lane (Staff contact: Everett Joyce at 801-535-7930 or everett.joyce@slcgov.com).

Civic Campus / Public Safety Building and Emergency Operation Center.—The Planning Commission will receive a briefing and discuss with staff various aspects of the proposed Civic Campus area including the proposed Public Safety Building and Emergency Operation Center to be located at approximately between 400 South and 500 South and 50 East and 350 East (former Barnes Bank building and adjacent lots to the south). (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

North Temple Boulevard Viaduct Station Area Plan. The Planning Commission will receive a briefing and discuss with staff the public draft of the North Temple Viaduct Station Area Plan. The public draft of the plan can be viewed on the project website at www.northtempleboulevard.com. (Staff: Nick Norris at 801.535.6173 or nick.norris@slcgov.com).

Transit Station Area Zoning District—the Planning Commission will hold a briefing and discuss with staff the proposed Transit Station Area Zoning District. The purpose of the briefing will be to introduce the zoning approach to the Planning Commission and obtain feedback on the overall direction of the proposed ordinance as well as the content. The Transit Station Area Zoning District is proposed within the station areas identified in the North Temple Boulevard Station Area Plans. (Staff: Nick Norris at 801.535.6173 or nick.norris@slcgov.com).

The meeting adjourned at 7:29 p.m.

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on March 10, 2010.

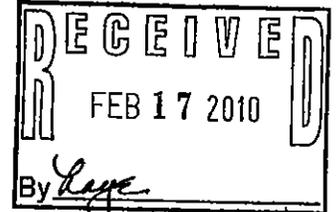
Tami Hansen

Exhibit 6
Original Petition



Petition Initiation Request

Planning Division
Community & Economic Development Department



To: Mayor Becker

From: Wilf Sommerkorn, Planning Director *W/S*

Date: February 16, 2010

CC: Frank Gray, Community & Economic Development Director; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Pat Comarell, Assistant Planning Director; file

Re: Initiate Petition to Amend the Zoning Map for property located at approximately 26 West Market Street, which is the new location of the Odd Fellows Hall building that was relocated to facilitate the expansion of the Federal Courthouse.

As part of the Federal Courthouse expansion project, the Odd Fellows Hall building which was originally located at 41 West Market Street has been moved to the north side of the street to lot located at approximately 26 West Market Street. This building is listed as a Landmark Site on the Salt Lake City Register of Cultural Resources. Landmark Sites are of exceptional importance to the city, state, region or nation and impart high artistic, historic or cultural values. A landmark site clearly conveys a sense of time and place and enables the public to interpret the historic character of the site.

Landmark sites are designated on the Zoning Map by the Historic Preservation Overlay zoning district. Through this zoning designation the building is protected and regulated by the standards of the Historic Preservation Overlay. Without this petition to apply the Historic Preservation Overlay district to the new location of the building, the Historic Landmark Commission would not have the authority to review proposed exterior modifications to the building or protect the building from potential demolition.

Zoning Map amendments of this type are reviewed by the Historic Landmark Commission, Planning Commission and the City Council which has final decision making authority.

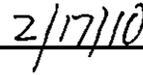
If you have any questions, please contact Joel Paterson, Planning Manager at (801) 535-6141 or send e-mail to joel.paterson@slcgov.com.

Thank you.

Concurrence to initiating the zoning text amendment petition as noted above.



Ralph Becker, Mayor



Date

Remarks:

Petition No: **PLNPCM2010-00072**

By: **Salt Lake City Planning Division**

Amendment to the Zoning Map

Date Filed: February 16, 2010

Address: **Approximately 26 West Market Street**