

MEMORANDUM

DATE: July 1, 2009
TO: Mayor
City Council
FROM: Joel Paterson, Planning Manager
RE: **RECORD OF DECISION FOR THE HISTORIC LANDMARK COMMISSION MEETING HELD ON WEDNESDAY, July 1, 2009.**

The following Record of Decision document by the Historic Landmark Commission is being provided to you for information purposes only. No action by the Administration or Council is required at this time. Please note that any conditions of approval listed herein are not final until the minutes are ratified at the next meeting of the Historic Landmark Commission.

PLNHLC2009-00152 – Reservoir Park Major Alterations—a request by the Salt Lake City Public Utilities Department for final approval on major alterations to the reservoir structure at Reservoir Park located at approximately 1319 East 100 South. Reservoir Park is located in both the South Temple and University Historic Districts. The request to demolish the tennis court cover and the below-ground portions of the reservoir were approved by the Commission on May 6, 2009 with the condition that the applicant return with a final landscape plan before completing the project. Reservoir Park is zoned OS Open Space and is located in City Council District 4, represented by Council Member Luke Garrott (Staff contact: Robin Zeigler, 535-7758, robin.zeigler@slcgov.com).

Decision: The Commission approved the request.

Conditions of Approval: None

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PLNHLC2009-00552 – Washington Square Café Signs—a request by Salt Lake City Facilities Management Division for five directional signs in the landscaping of Washington Square located at approximately 451 South State Street. Washington Square is a Landmark Site on the Salt Lake City Register of Cultural Resources. The purpose of the signs is to direct passers-by to the Washington Square Café located within the City and County Building. The property is zoned PL Public Lands and is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Nick Norris, (801)-535-6173 or nick.norris@slcgov.com)

Decision: The Commission denied the request for the following reasons:

1. **The proposed alterations do not comply with Standard 2 because the proposed signs alter the historic nature of the property;**
2. **The proposed alterations do not comply with Standard 5 because the proposed signs alter the historic landscape of the property;**
3. **The proposed alterations do not comply with Standard 118 because the proposed signs alter the historic character of the Landmark site**

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PLNHLC2009-00609 – Cook Residence Minor Alterations – a request by Brian Gurr, representing the property owners Jim and Arlene Cook, for a minor alteration located at approximately 233 North State Street. The request is to

replace existing windows. The issue could not be approved administratively since the action does not meet the ordinance or design guidelines. The site is zoned RMF-35 and is located in City Council District 3, represented by Council Member Eric Jergensen (Staff contact: Robin Zeigler, 535-7758, robin.zeigler@slcgov.com).

Decision: The Commission denied the request for the following reason:

1. **The project does not meet standards 2, 5, 6, 8 and 9 of section 21A.34.020 (G) of the zoning ordinance standards and standards 7, 10, 11, and 12 are not applicable to this case.**

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PLNHLC2009-00525; Clay Home Minor Alterations—a request by Jeff Armstrong, representing Shawn Clay, for minor alterations to a single-family home located at 589 E. Sixth Avenue in the Avenues Historic District. The applicant requests approval of the site work conducted without the appropriate permits. The project involves changes to the slope, new retaining, and alterations to the front porch stairs and walkway. Planning staff determined that the work did not meet the Design Guidelines, and therefore refers the request to the Historic Landmark Commission for consideration. The property is zoned SR-1A and is located in City Council District 3, represented by Council Member Eric Jergensen (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com).

Decision: The Commission approved this request for alterations subject to the following:

1. **The Historic Landmark Commission denied the request to cover the steps to the front entrance and walkway, because the proposed design is not compatible with the historic character of the house. The new stone work shall be removed.**
2. **The Historic Landmark Commission granted conditional approval of the landscape walls in the front with the provision that the applicant submit to staff revised plans to re-contour the stone walls in a more linear fashion that will satisfy drainage requirements and be consistent with the historic character of the streetscape.**
3. **The Commission approved the landscaping in the park strip as designed.**
4. **Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.**
5. **The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.**
6. **Following the decision by the Commission, written notice of the violation as outlined in chapter 21A.20 shall be provided to the property owner and any other person determined to be responsible for said violation. If the violation remains uncured after sixty (60) days from the receipt of this notice, a certificate of noncompliance shall be filed with the Salt Lake County Recorder.**

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PLNHLC2009-00684; Tracy Aviary, Major Alterations—a request by Paul Svendsen, representing the Tracy Aviary, for recommendations on major alterations to the Wilson Pavilion located approximately 589 East 1300 South in Liberty Park. The applicant is seeking guidance and is not requesting a decision at this time. This is an Issues Only public hearing. The Historic Landmark Commission will not take final any action on this item at this meeting. Tracy Aviary is located in the Landmark Site of Liberty Park. Tracy Aviary is zoned OS Open Space and is located in City Council District 4, represented by Council Member Luke Garrott (Staff contact: Robin Zeigler at 801-535-7758 or robin.zeigler@slcgov.com).

Decision: Issues only – No Decision

cc: Wilf Sommerkorn, Planning Director
Pat Comarell, Assistant Planning Director
Frank Gray, Community and Economic Development Director
Mary De La-Mare Schaefer, Community Development Deputy Director
Bob Farrington, Economic Development Deputy Director
David Everitt, Chief of Staff
Paul Nielson, Senior City Attorney

Cindy Gust-Jenson, City Council Executive Director
Janice Jardine, City Council Office
City Council Liaisons
Orion Goff, Building Services and Licensing Director
DJ Baxter, Redevelopment Agency Director
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
John Spencer, Property Management
Earle Bevins, III, Historic Landmark Commission
Dave Fitzsimmons, Historic Landmark Commission
Arla Funk, Historic Landmark Commission
Sheleigh Harding, Historic Landmark Commission
Polly Hart, Historic Landmark Commission
Creed Haymond, Historic Landmark Commission
Warren Lloyd, Historic Landmark Commission
Jessica Norie, Historic Landmark Commission
Anne Oliver, Historic Landmark Commission
Michael Ferro, Historic Landmark Commission Alternate
Planning Commission Members
Board of Adjustment Members
Planning Staff
Craig Spangenberg, Zoning Enforcement Supervisor
Bill Simms, Enforcement Officer, Council District 4
Lu Calfa, Enforcement Officer, Council District 3
Historic Landmark Commission File