

MEMORANDUM

DATE: February 5, 2010

TO: Mayor
City Council

FROM: Joel Paterson, Planning Manager for Wilf Sommerkorn, Planning Director

RE: **RECORD OF DECISION FOR THE HISTORIC LANDMARK COMMISSION MEETING HELD ON WEDNESDAY, February 3, 2010.**

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.

1. **PLNHLC 2009-01346 Eastside Apartments** - A request by PEG Development for New Construction located at approximately 556 East 300 South. The subject property is located in an RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office) and RMU (Residential Mixed-Use) zoning districts, all proposed to be rezoned to RMU, in Council District 4, represented by Luke Garrott. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

Presentation only – no action taken

2. **PLNHLC2009-01421 – Williams New Construction** – A request by Jake Williams for New Construction located at approximately 669 N. Wall Street. The proposed project involves construction of a new single-family residence with a detached garage. As part of the request, the applicant is requesting the Historic Landmark Commission modify the maximum height and wall height regulations to allow the garage to be approximately 17 feet at its highest point. The property is zoned SR-1A, Special Development Pattern Residential District and is located in City Council District 3 represented by Council Member Stan Penfold. (Staff contact: Janice Lew, 535-7625, janice.lew@slcgov.com)

Decision: The Commission approved the request.

Conditions of Approval: Conditions 1 – 7 in the staff report and an additional condition that glazing be installed on the garage door

3. **PLNHLC2009-00939 Brossard Major Alteration** – A request by Robert Brossard, to reconstruct a historic home that was damaged by fire. The home is located at approximately 470 6th Avenue in the Avenues Historic District. As part of this petition, the applicant is requesting approval of additional roof and wall height for the second floor. The zoning district allows a maximum height of 23 feet for pitched roof structures and 16 feet for walls; the proposed home has a roof height of approximately 26 feet six inches and a wall height of approximately 20 feet. The property is located in the SR-1A (Special Development Pattern Residential) zoning district in City Council District 4, represented by Stan Penfold. (Staff contact: Ray Milliner at 901-535-7645 or ray.milliner@slcgov.com)

Decision: Tabled to allow the applicant to submit additional information

4. **PLNHLC2009-01416, PLNHLC2009-01417, PLNHLC2009-01418 Fence Replacement– Minor Alteration** – A request by Pearl Simmons, Larry Hancock, and Melvin Kuhn, the property owners at 257, 251 and 245 Quince Street, to replace their existing backyard fences with a trex fence. The property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Ray Milliner at 901-535-7645 or ray.milliner@slcgov.com)

Decision: The Commission approved the request.

Conditions of Approval: None

5. **PLNHLC2009-01402 273 North East Capitol Street New Construction** – A request by Bryson Garbett, to build a three car detached garage with living space above it. The garage would be located approximately 273 North East Capitol Street in the Capitol Hill Historic District. As part of this petition, the applicant is requesting approval of additional roof height for the second floor. The zoning district allows a maximum height of 17 feet measured to the midpoint of the roof for pitched roof structures; the proposed home has a roof height of approximately 21 feet. The property is located in the RMF-35 zoning district in City Council District 4, represented by Stan Penfold. (Staff contact: Ray Milliner at 901-535-7645 or ray.milliner@slcgov.com)

Decision: The Commission approved the request.

Conditions of Approval: Conditions 1 – 3 in the staff report

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
Historic Landmark Commissioners
Planning Staff