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SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

RALPH BECKER
MAYOR

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COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

MEMORANDUM

DATE: May 20, 2010
TO: Mayor
City Council
FROM: Joel Paterson, Planning Manager



RE: RECORD OF DECISION FOR THE HISTORIC LANDMARK COMMISSION MEETING HELD ON WEDNESDAY, MAY 19, 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.

PLNHLC2010-00057, Trudell/Thompson Determination of Non-Contributing Status – A review to formalize findings regarding the determination of non-contributing status made by the Commission on May 5, 2010. The Commission may consider the request for approval of replacement windows and doors for the property located at approximately 249 South 1100 East in the University Historic District. The property is zoned R-2 (Single and Two-Family Residential District) and is located in City Council District 4, represented by Council Member Luke Garrott. (Staff: Lex Traughber, 801-535-6184, lex.traughber@slcgov.com)

Decision: The Commission made a motion to include findings from Section 21A.34.020(C)(2)(b) of the Zoning Ordinance in determining the home at approximately 249 South 1100 East as non-contributory.

PLNHLC2010-00181, Westmoreland Place Historic District Designation – A request by the Salt Lake City Council to amend the Salt Lake City Zoning Map and establish an H Historic Preservation Overlay District for the area known as Westmoreland Place. The property is generally located between 1500 and 1600 East and 1300 South and Browning Avenue. This request requires the Historic Landmark Commission to forward a recommendation to the Planning Commission and City Council. The property is zoned R-1-7000 (Single-Family Residential District) and is located in City Council District 5, represented by Jill Remington Love. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Decision: The Commission forwarded a positive recommendation to the Planning Commission and City Council to designate Westmoreland as a local historic district, requesting that the gates and landscaped area located at the corner of 1500 East and 1300 South be included as part of the designation.

PLNHLC2009-01420, Hughes Certificate of Appropriateness for Major Alterations – A request by Lynn Morgan, applicant and architect, representing the property owners Michael & Jennifer Hughes, for major alterations to the single-family home located at approximately 704 E 5th Avenue in the Avenues Historic District. The request is for an addition to the home, as well as a new two car garage. 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: Lex Traughber, 801- 535-6184, lex.traughber@slcgov.com).

Decision: The Commission continued this item to a later hearing to allow for review with the Architectural Committee.

PLNHLC2010-00095, Phillips Certificate of Appropriateness for Minor Alterations – A request by property owner, Ray Phillips to retroactively request approval for replacement windows and alterations to a rear addition on the building located at approximately 565 E Sixth Avenue in the Avenues Historic District. 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, 801-535-7625, janice.lew@slcgov.com)

Decision: The Commission approved the request with conditions.

PLNHLC2010-00192, Lindsley Certificate of Appropriateness for Major Alterations – A request by property owner, Robert Lindsley for major alterations to a single-family residence located at approximately 1086 S Military Drive in the Yalecrest National Register Historic District. The property is zoned R-1-7000 (Single Family Residential District) and is located in City Council District 6, represented by J.T. Martin. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Decision: The Commission continued the item to a later date pending further review from staff.

PLNHLC2010-00118, Shaver Certificate of Appropriateness for Minor Alterations – A request by the property owner, Ben Shaver, to retroactively request approval for the construction of a dormer window at the rear of the property, a single family residence, located at approximately 318 6th Avenue. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district, and is within City Council District 3, represented by Stan Penfold. (Staff contact: Carl Leith, 801-535-7758, carl.leith@slcgov.com)

Decision: The Commission approved the request, granting final approval of design details to staff.

PLNHLC2010-00206, Janke Certificate of Appropriateness for Major Alterations – A request by the property owners, Matt Janke and Carrie Christopherson-Janke, for major alterations to the single family home located at approximately 1621 Laird Avenue. The property is located in the Harvard-Yale Neighborhood and Yalecrest National Register Historic District, and the R-1-5000 (Single Family Residential) zoning district. It is within City Council District 6, represented by JT Martin. (Staff contact: Carl Leith, 801-535-7758, carl.leith@slcgov.com)

Decision: The Commission made a motion to continue the item to a later date pending further review from staff.

PLNPCM2009-00628 Commercial Design Guidelines (Issues Only)- 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 designation. This supplemental information will provide guidance for commercial properties. The draft document is available on the City's Web site at www.slcgov.com/ced/planning. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Decision: No decision was made at this time.

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
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