

WILFORD H. SOMMERKORN
PLANNING DIRECTOR

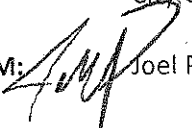
PATRICIA COMARELL
ASSISTANT PLANNING DIRECTOR

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

RALPH BECKER
MAYOR

FRANK B. GRAY
COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

MEMORANDUM

DATE: May 6, 2010
TO: Mayor
City Council
FROM:  Joel Paterson, Planning Manager
RE: RECORD OF DECISION FOR THE HISTORIC LANDMARK COMMISSION MEETING HELD ON WEDNESDAY, MAY 5, 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.

ISSUES

PLNHLC2010-00057, Trudell/Thompson Certificate of Appropriateness for Window Replacement – A request by the property owners, Ruth Ann Trudell and Joan Thompson to retroactively request approval for several replacement windows and to request approval for the installation of additional new windows on the home located at 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 consider the structure as non-contributing and sent the item back to staff for review under non-contributory structure standards.

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 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: This item was postponed to May 19th, 2010.

PLNHLC2010-00136 , 418 Elizabeth Street Certificate of Appropriateness for Major

Alterations – A request by Angela Dean, architect, for major alterations to a single family residence located at 418 South Elizabeth Street, Salt Lake City in the University Historic District. The request is for an addition to the rear of the property, extending the maximum roof height to the rear to create accommodation on two levels, including a new dormer window. The property is zoned SR-3 (Special Development Pattern Residential) and is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Carl Leith, 801-535-7758, carl.leith@slcgov.com)

Decision: The Commission approved the request with additional conditions, primarily that the North facing dormer slope be changed to reflect the difference between the new and old roof and that the addition material be different from that of the primary structure.

PLNHLC2010-00123, Schackmann & Graves Residence Certificate of Appropriateness for Major Alterations

– A request by Hans Hoffman representative of the owners to construct a new garage at approximately 761 E 6th Avenue in the Avenues Historic District. The property is zoned SR1-A (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 as listed in the staff report.

PLNHLC2009-01318, Lindeman Certificate of Appropriateness for a New Garage

– A request by Von R. Brockbank, involving new construction of an accessory structure on the property located at 265 E 5th Avenue in the Avenues Historic District. The applicant proposes to install an engineered siding to a new detached 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 contact: Katia Pace, 801-535-6354, katia.pace@slcgov.com)

Decision: The Commission approved the request with the condition that there be vertical grooves in the siding material.

PLNHLC 2009-01346, Eastside Apartments Certificate of Appropriateness for New

Construction – A request by PEG Development for New Construction located at approximately 556 East 300 South in the Central City Historic District. 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, and is located in Council District 4, represented by Council Member Luke Garrott. (Staff contact: Doug Dansie, 801-535-6182, doug.dansie@slcgov.com)

Decision: The Commission approved the massing of the project with conditions, primarily that the west end on the south façade be diminished to avoid creating a continuous wall with Emigration Court and that the massing on 300 South be reconfigured to minimize the height on the street front.

PLNHLC2010-00015, 139 E South Temple Street (Elks Club Building) Certificate of Appropriateness for Major Alterations – A request by Kent Gibson, representative for Property Reserve Inc., to consider alterations to the front entrance and basement-level, and construction of an addition to the east side of the building located at 139 East South Temple Street in the South Temple Historic District. The applicant is seeking guidance and no final action will be made by the Historic Landmark Commission at this meeting. The property is zoned R-MU (Residential/Mixed Use 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 made a motion to hold another Architectural Committee with different members to explore other alteration options.

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