

Historic Landmark Commission Record of Decision October 7, 2010

Date: October 7, 2010

To: Mayor
City Council

From: Joel Paterson, Planning Manager



Re: Record of Decision for the Historic Landmark Commission Meeting held
Wednesday, October 6, 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 are not final until the minutes are ratified at the next meeting of the Historic Landmark Commission.

Public Hearings

PLNHLC2009-01420, Hughes Certificate of Appropriateness for Major Alterations —

(Unfinished Business) 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 building additions 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 contact: Lex Traughber, 801- 535-6184, lex.traughber@slcgov.com.)

Council District: 3

Decision: The Commission made a motion to approve the request.

PLNHLC2010-00057, Trudell/Thompson Certificate of Appropriateness for Minor Alterations —

(Unfinished Business) The Historic Landmark Commission will reconsider their decision to not allow internal window grids (simulated divided light windows) in the replacement windows at the subject property per the Land Use Appeals Board (LUAB). The LUAB heard the applicant's appeal of the HLC's decision at a meeting on August 2, 2010, and remanded the request back to the HLC for further consideration. The home is 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 Luke Garrott (Staff contact: Lex Traughber, 801-535-6184, lex.traughber@slcgov.com.)

Council District: 4

Decision: The Commission upheld their original decision with specific findings.

PLNPCM2009-01338, Sustainability Development Code Changes for Accessory Buildings — (Unfinished Business) a request by Mayor Ralph Becker to amend the Zoning Ordinance in regards to accessory structures associated with urban agriculture (such as greenhouses) and renewable energy systems (such as small solar and wind energy collection systems) in an effort to facilitate and regulate those activities throughout the City. Discussion will focus on location priorities for new solar collection systems in the Historic Preservation Overlay District. This is a Citywide policy issue which will affect all Council Districts. (Staff contact: Casey Stewart at 801-535-6260, casey.stewart@slcgov.com.)

Council District: Citywide

Decision: The Commission forwarded a positive recommendation to the Planning Commission with suggested changes to the code amendment and the policy document.

PLNHLC2010-00530, Gaddis Certificate of Appropriateness for Minor Alterations — a request by Benjamin and Erica Gaddis, for minor alterations to a single-family residence located at approximately 777 East Fifth Avenue in the Avenues Historic District. The request is to: 1) obtain approval to legalize a partially finished wooden shed, and 2) add solar panels to the roof of the wooden shed. The portion of the request for the solar panels could not be approved administratively since the action does not meet the adopted policies of the Historic Landmark Commission regarding installation of solar panels. The property is zoned SR1-A (Special Development Pattern Residential) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Maryann Pickering at 801-535-7660, maryann.pickering@slcgov.com.)

Council District: 3

Decision: The Commission approved the request with conditions of approval listed in the staff report.

PLNHLC2010-00628, Shumway Certificate of Appropriateness for Major Alterations — a request by John Shumway to construct a rear in-line addition to a single-family residence located at approximately 1032 E 1st Avenue in the Avenues Historic District. The property is zoned SR-1A (Special Development Pattern Residential) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Ana Valdemoros at 801-535-7236, ana.valdemoros@slcgov.com.)

Council District: 3

Decision: The Commission approved the request.

PLNHLC2010-00546, Lalouel Certificate of Appropriateness for Major Alterations — a request by Jean-Marc Lalouel to continue the application of synthetic stucco on the exterior of the single-family residence located at approximately 163 West Clinton Avenue in the Avenues Historic District. The subject property is zoned SR-1A (Special Development Pattern Residential) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Katia Pace at 801-535-6354, katia.pace@slcgov.com.)

Council District: 3

Decision: The Commission approved the request.

PLNHLC2010-00541, Carter Apartments Certificate of Appropriateness for Window Replacement — a request by Troy Davis to replace the existing steel windows with vinyl windows in the 4 unit apartment building located at approximately 235 West 700 North in the Capitol Hill Historic District. The property is zoned SR-1A (Special Pattern Residential District) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Ray Milliner, 801- 535-7645, ray.milliner@slcgov.com.)

Council District: 3

Decision: The Commission approved the request, delegating design details to staff and allowing staff to return to the Commission if necessary.

PLNHLC2010-00625, 527 4th Avenue Certificate of Appropriateness for New Construction — a request by Dave Brach, Brach Design, on behalf of owners Brandon and Darcy Wolsey, to construct a new single family residence on a vacant lot located at approximately 527 4th 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.)

Council District: 3

Decision: The Commission approved the request.

cc: Wilf Sommerkorn, Planning Director
Cheri Coffey, 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
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