

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
August 7, 2014
City & County Building
451 South State Street, Room 326

1. [Publik Coffee House at approximately 502 E. Third Avenue](#) - A request by Warren Lloyd, applicant, for a one year extension of the approval received last July. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)

Decision: Approved

2. [Almond Street Properties, LLC, located at approximately 289 N. Almond Street](#) - A request for approval from the City to develop nine (9) townhomes and twenty (20) condominium units on the subject property. Currently, the property is vacant and is zoned RMF-45 (Moderate/High Density Multifamily Residential). This project is being reviewed by the Historic Landmark Commission because it is new construction in the Capitol Hill Historic District. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case number PLNHLC2013-00845

Decision: Approved

3. [Rueben Garage and Addition at approximately 114 Hillside Avenue](#) - A request by Thomas White, architect, for a detached garage and an upper level addition to a noncontributing structure. The property is located in the Capitol Hill Historic District. This request will require a special exception because the garage is proposed to be located closer than twenty feet (20') to a public sidewalk. The subject property is located in the RMF-35 (Moderate Density Multifamily Residential) zoning district in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace, 801 535-6354 or katia.pace@slcgov.com.) Case number PLNHLC2014-00364 and PLNHLC2014-00482

Decision: Approved

4. [Love Solar Panels at approximately 659 E. 900 South](#) - A request by John Conde, contractor, to install solar panels on the roof of the house located at approximately 659 East 900 South and in the Central City Historic District. This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission. It will also require an approval for a Special Exception because the proposed panels will be closer than (6') feet from the property line. The subject property is located in the RMF-30 (Low Density Multifamily Residential) zoning district in City Council District 4, represented by Luke Garrott. (Staff contact: Katia Pace, (801) 535-6354 or katia.pace@slcgov.com.) Case number PLNHLC2014-00363

Decision: Postponed

5. [Jimmy John's Pole Sign at approximately 605 E. 400 South](#) - Matt Gilbert from Isignz & Awnings is requesting approval to attach additional signage to an existing nonconforming pole sign for Jimmy John's Gourmet Sandwiches. The proposal includes placing circular signs on either side of the ice cream cone. The subject property is noncontributing site located in the Central City Historic District, and in City Council District 4, represented by Luke Garrott. (Staff contact: Thomas Irvin, (801) 535-7932, or thomas.irvin@slcgov.com.) Case number PLNHLC2014-00191

Decision: Denied

6. [Keilbaugh Park Strip Raised Garden Beds at approximately 584 E. Third Avenue](#) - A request by Heidi Keilbaugh, the property owner, to approve eleven (11) raised garden beds in the public right-of-way utilizing both park strips located adjacent to the property at approximately 584 E 3rd Avenue. The Applicant is requesting authorization to allow seven (7) existing raised planter beds in the park strip to the east of the property on I street, and is requesting permission to construct (4) additional raised beds—two (2) additional 3’X7’ raised beds in the east parking strip on I street, and two (2) additional 3’X8’ raised beds on the parking strip north of the subject property on 3rd Avenue. The purpose of the raised beds is for growing flowers and vegetables. The proposed raised garden beds would be twelve inches (12”) in height and constructed of wood. The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district in City Council District 3, represented by Stan Penfold. (Staff contact: Amy Thompson, (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNHLC2014-00334

Decision: Approved with Conditions

7. [Fern Street Solar Panels at approximately 210 W. Fern Street](#) - Garrett Jensen, representing Go Solar, is requesting approval from the City to locate solar panels on the front plane of a single-family residence located in the Capitol Hill Historic District. This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission. The subject property is within Council District #3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.) Case Number PLNHLC2014-00396

Decision: Approved with Conditions

8. [Fowles Front Yard Terracing at approximately 259 S. 1200 East](#) - A request by Jeri Fowles, the property owner, for approval to construct a terraced retaining wall in the front yard of the property located at approximately 259 S 1200 East. The property is a single family residence located in the University Historic District. The proposal includes grading of a portion of the front yard to create two level garden areas, and construction of a new terraced retaining wall to contain the raised garden areas. This type of project must be reviewed as a Minor Alteration by the Historic Landmark Commission. The subject property is located in the R-2 (Single and Two-Family Residential) zoning district in City Council District 4, represented by Luke Garrott. (Staff contact: Amy Thompson, (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNHLC2014-00362

Decision: Approved with Conditions

9. [McIntyre House Addition at approximately 259 E. 7th Ave](#) - David Richardson, Architect, is requesting approval from the City to construct a two-story addition that will connect the main house to the carriage house with an elevated covered walkway at the above listed address. Currently the property is zoned SR-1A (Special Development Pattern Residential Zoning District) and the property is listed as a City Landmark Site. The project must be reviewed by the Historic Landmark Commission because it is substantial alteration to a landmark site. The subject property is within Council District 3, represented by Stan Penfold. (Staff Contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLNHLC2014-00424

Decision: Driveway reconfiguration and Mudroom addition - Approved. Walkway and Stairwell - Denied

Dated at Salt Lake City, Utah this 8th day of August, 2014

Michelle Moeller, Historic Landmark Commission Senior Secretary