

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
May 14, 2015
City & County Building
451 South State Street, Room 315

1. [Window Replacement at approximately 534 N Wall](#) – The applicant is requesting approval from the City to replace street-facing historic windows with new replacement windows of contemporary manufacture. Currently the land is used as a single-family residence. The property is zoned SR-1A (Special Development Pattern single family residential) and falls within both the Capitol Hill Historic District and the Capitol Hill Protective Area Overlay. This type of project must be reviewed as a Minor Alteration. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number PLNHLC2015-00168

Decision: Approved

2. [Quayle House Addition at approximately 355 M Quince](#) - Dave Richards, as project architect for property owners Polly Hart and Eric Hobday, is requesting approval from the City to construct a significant addition to the rear of the existing primary building and a new detached garage at the above listed address. Currently the land is used as a single-family residence. The property is zoned SR-1A (Special Development Pattern single family residential) and falls within the Capitol Hill Historic District. This project requires Major Alteration & New Construction and Special Exception approvals. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)
 - a. **Major Alteration or Minor Construction** - In order to build the project noted above, a Major Alteration or Minor Construction is required to allow the significant addition and new accessory building, in the form of a detached garage. The vast majority the addition is in line with the existing building and the total lot coverage, post project, will remain below the maximum allowed. (Case number PLNHLC2015-00186)
 - b. **Special Exception** - In order to build the project noted above, a Special Exception is required to allow additional height for the proposed rear addition. The maximum height allowed in the SR-1A district is 23 feet. The ridgeline of the existing house is approximately 28 feet high, exceeding the district maximum. The proposed height for the addition is approximately 29.5 feet. (Case number PLNHLC2015-00212).

Decision: Approved

3. [Baddley House Park Strip Structures at approximately 974 E 300 S](#) - David Schutt, property owner, is requesting approval from the City for various structures in the park strip at the above listed address. This is a continuation of the discussion of the proposal by the Historic Landmark Commission which occurred on March 5, 2015. The property is a historic landmark site and this work requires a Certificate of Appropriateness. Currently the land is used for a single-family home and the property is zoned R-2, (Single- and Two-Family Residential). This type of project must be reviewed as a Major Alterations Application. The subject property is within Council District 4, represented by Luke Garrott. Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case Number PLNHLC2014-00789

Decision: Approved

4. [New Construction and Special Exceptions at approximately 31 East Hillside Avenue](#) - Steve Simmons, the architect representing the property owner, is requesting approval for new construction of a single-family residence at the above address in the Capitol Hill Historic District. The subject property is currently a vacant lot. The property is in the CHPA (Capitol Hill Protective Area Overlay District) and the R-2 (Single and Two-Family Residential) zoning district, located in City Council District 3, represented by Stan Penfold. This application must be reviewed by the Historic Landmark Commission because it is for new construction in a local historic district and requires special exception approvals. (Staff contact: Amy Thompson, (801)535-7281, or amy.thompson@slcgov.com)
- a. **New Construction-** The proposed new single-family dwelling requires a Certificate of Appropriateness (COA). (Case number PLNHLC2015-00224)
 - b. **Special Exceptions-** In order to construct the project mentioned above, a special exception is required for a reduced corner side yard setback by approximately 6 feet (6'), window wells that exceed the permitted projection from the proposed structure by approximately 6 inches (6"), balconies that project 5 feet (5') into the front yard setback, roof eaves that exceed the permitted projection for a 20' required yard area by 1 foot (1'), grade changes in excess of 4 feet (4') in the front and corner side yard, retaining wall height in excess of 4 feet (4') in the front yard, and an accessory structure in the front yard of the double frontage lot. (Case number PLNHLC2015-00281)

Decision: Approved

Dated at Salt Lake City, Utah this 15th day of May, 2015

Michelle Moeller, Administrative Secretary