

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
July 6, 2017
City & County Building
451 South State Street, Room 326

1. **New Rear Addition, Side Porch and Garage to Single Family Residence at approximately 638 6th Avenue** - A request by Thom Jakab, on behalf of owner James Williamson, for approval of a two story addition with basement to the rear of the existing house, the reconstruction of a new porch to match the original and a new garage. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face J Street. The subject property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence, and special exception approval is required for proposals exceeding the SR-1A zone standards. (Staff contact: Carl Leith at (801) 535-7758 or carl.leith@slcgov.com)
 - a. **Proposed Addition and Porch** - The proposed addition and garage are situated to the rear and porch along the north and east sides of this original dwelling, and on this corner lot they face onto J Street. Case number: **PLNHLC2015-00586**
 - b. **Special Exception** – Special Exception approval is sought for the proposed porch that would project into the corner side yard by 1'-2 ½", an accessory building positioned within 2'-9 ¼" from an adjacent residential building, cooling equipment placed 1' from the property line within the inside yard area, grade changes which may exceed 4 feet and proposed lot coverage of 54%. Case number: **PLNHLC2015-00587**

Decision: Approved

2. **Single Family New Construction at approximately 970 E 2nd Avenue** - Dallas Davis, the architect and the owner of the property, is requesting New Construction approval from the Historic Landmark Commission for the design of a single family dwelling in the Avenues Local Historic District. The proposed development requires approval from the Historic Landmark Commission for new construction in an historic district. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com) Case number: **PLNHLC2017-00339**.

Decision: Approved

3. **Bishop Place Demolition Request** - Don Armstrong is request approval for the demolition of nine (9) contributing structures located at the approximate addresses listed below in the Capitol Hill Local Historic District. The subject properties are located within Council District 3, represented by Stan Penfold (Staff Contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com)
 - a. **Demolition of a Historic Structure at approximately 241 W Bishop Place** - City

surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00014**

- b. **Demolition of a Historic Structure at approximately 245 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00015**
- c. **Demolition of a Historic Structure at approximately 249 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00021**
- d. **Demolition of a Historic Structure at approximately 259 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00023**
- e. **Demolition of a Historic Structure at approximately 265 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00028**
- f. **Demolition of a Historic Structure at approximately 432 North 300 West** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00031**
- g. **Demolition of a Historic Structure at approximately 262 W Bishop Place** City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. **PLNHLC2017-00027**
- h. **Demolition of a Historic Structure at approximately 258 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00022**
- i. **Demolition of a Historic Structure at approximately 248 W Bishop Place** City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: Case number: **PLNHLC2017-00018**

Decision: Denied

- 4. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.) Case number: **PLNPCM2009-00014**

Decision: Tabled to a future meeting

5. **Amendments to the New Construction Standards for Local Historic Districts** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801) 535-7625 or Anthony.riederer@slcgov.com.) Case number: **PLNPCM2016-00905**

Decision: Tabled to the August 3, 2017 meeting.

Dated at Salt Lake City, Utah this 6th day of July, 2017 - Michelle Poland, Administrative Secretary