

Salt Lake City Historic Landmark Commission
Summary of Actions
January 6, 2022 5:30 p.m.
This meeting was held electronically

1. **Minor Alteration Window Replacement at approximately 224 West Ardmore Place** – Israel (Izzy) Erickson, the property owner, is requesting a certificate of appropriateness to replace original windows on a contributing structure. This matter is being referred to the Historic Landmark Commission for a decision because staff concluded that the design and materials of the proposed windows that are visible from the public right of way do not comply with adopted design guidelines. The house is located at the above-stated address is within the Capitol Hill Local Historic District and is zoned SR-1A (Special Development Pattern Residential District). The subject property is located within Council District 3, represented by Chris Wharton. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)
Case number PLNHLC2021-00924

Action: Approved with conditions

2. **Minor Alteration at approximately 239 W. Ardmore Place** - This is a request by Roxy Chamochumbi, representing the property owner, Cashkey Homes, LLC, to approve paint on the masonry single-family residential building located at the above-stated address. The matter is being referred to the Historic Landmark Commission for a decision as Staff concludes that the paint work already completed does not comply with standards of review and adversely affects the historic district. The building is considered contributing to the character and integrity of the Capitol Hill Local Historic District. The site is zoned SR-1A. This type of project must be reviewed as a Minor Alteration. The subject property is within Council District 3, represented by Chris Wharton. (Staff contact: Nan Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNHLC2021-00712**

Action: Denied

3. **New Construction & Special Exception at approximately 237 N. Almond Street** - Michael Sommer is requesting approval from the City to construct a single-family dwelling at the above-stated address. The subject property is currently vacant, located within the Capitol Hill Historic District and is zoned RMF-45 (Moderate/High Density Multi-Family Residential). This proposal requires Historic New Construction and Special Exception review.
 - a. New Construction: This project request requires approval for new construction in an historic district. **Case number PLNHLC2021-00967**
 - b. Special Exception: The applicant is requesting two special exceptions for this project. **Case number PLNHLC2021-00966**
 - i. The applicant requests a modification of the front yard setback from 25 feet to 15 feet.
 - ii. The applicant requests a modification of the north side yard setback from 10

feet to 7 feet.

The subject property is located within Council District 3, represented by Chris Wharton. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com)

Action: Approved with conditions

4. **Modifications to Conditions of Approval for the Bishop Place Project** - Paul Garbett, of Garbett Homes, has requested modifications to the original conditions of approval for the Bishop Place project that was approved by the HLC on 10/1/2020. This specific request is to install vinyl windows on the new buildings instead of the wood windows required by the HLC. The approval granted was for new construction in a historic district for a single-family attached residential development of twenty-four (24) dwelling units and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3, represented by Chris Wharton. (Staff contact: Nelson Knight at 801-535-7758 or nelson.knight@slcgov.com). **Case numbers PLNHLC2019-01157 & PLNHLC2019-01158**

Action: Condition of Approval was modified consistent with Staff's recommendation

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Historic Landmark Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 7th day of January 2022.
Aubrey Clark, Administrative Secretary