

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Room 326, 451 South State Street
September 5, 2013**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:48:14 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Sheleigh Harding; Vice Chairperson Polly Hart, Earle Bevins III, Robert McClintic, Charles Shepherd and Heather Thuet. Commissioners Arla Funk and Thomas Brennan were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Joel Paterson, Planning Manager; Janice Lew, Senior Planner; Carl Leith, Senior Planner; Ray Milliner, Principal Planner; Katia Pace, Principal Planner; Michelle Moeller, Senior Secretary and Paul Neilson, City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Historic Landmark Commissioners present were: Earle Bevins, Robert McClintic, Sheleigh Harding, Polly Hart and Heather Thuet. Staff members in attendance were Joel Paterson, Katia Pace, Lex Traugher, Thomas Irvin and Ray Milliner.

The following locations were visited:

757 N. Wall Street – New Construction: Staff explained the proposed design and the applicant's requests for modification of building height and setback standards. The Commission asked questions about the building height, orientation of the main entrance and materials.

545 N Darwin St. – New Construction: Staff explained the proposal for new construction. The Commission asked questions about the attached garage, building height, materials and the size and arrangement of windows on the front façade.

633 N Victory Rd. – Boyington Dormers – Staff described the proposed alterations to three existing dormers on the original portion of the house and the past approvals for work on the site. The Commission asked questions about the proposed materials, clarified the location of the dormers to be modified and asked about past administrative and HLC approvals for this site.

DINNER

Dinner was served to the Commission and Staff at 5:00 p.m. in room 126 of the Salt Lake City and County Building. A briefing on the Profits through Preservation was given by Mr. Kirk Huffaker.

WORK SESSION [5:50:26 PM](#)

Design Guidelines for Apartments and Multi-Family Buildings in Salt Lake City: New Construction Section - Draft 3 & Sustainability Design Guidelines - Draft 1 - The Historic Landmark Commission will continue its review of the proposed Design Guidelines for Apartments and Multi-Family Buildings. (Staff contact: Carl Leith at 801-535-7758, or carl.leith@slcgov.com) Case number: PLNPCM2012-00870)

Mr. Carl Leith, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He asked the Commission for comments, questions and corrections.

The Commission stated it was a substantial improvement to what was presented before they asked if 12.6 and 12.7 should really be guidelines.

Staff stated they have been used as guidelines in the past and 12.7 could be clarified.

The Commission stated there were still a number of typos that need to be fixed. They commended Mr. Leith on a job well done and a step in the right direction. The Commission stated expansion of areas in the document was a concern because of the audience that was being reached. They stated consolidating the information would be better, simplifying it, giving more forward information and not so much back ground dictation.

Staff stated the changes would be made and the document brought back to the Commission in the future.

REPORT OF THE CHAIR OR VICE CHAIR [6:09:47 PM](#)

Chairperson Harding stated she had nothing to report at this time

Vice Chairperson Hart stated she had nothing to report at this time

REPORT OF THE DIRECTOR [6:09:53 PM](#)

Ms. Cheri Coffey, Assistant Planning Manager, stated she had nothing to report at this time.

APPROVAL OF THE August 1, 2013 MINUTES [6:10:00 PM](#)

MOTION [6:10:13 PM](#)

Commissioner Hart moved to approve the minutes of August 1, 2013. Commissioner McClintic seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS [6:10:28 PM](#)

Chairperson Harding opened the Public Comment period, seeing no one wished to speak, Chairperson Harding closed the Public Comment period.

PUBLIC HEARINGS [6:11:15 PM](#)

Central City Reconnaissance Level Survey - The Historic Landmark Commission will take public input to allow property owners and public to voice comments relating to the results of the Central City Reconnaissance Level Survey. The Historic Landmark Commission will take formal action to decide whether to accept the survey results so that they can be used as a tool for making decisions relating to historic preservation in the survey area. (Staff Contact: Janice Lew, (801) 535-7625 or Janice.lew@slcgov.com)

Ms. Janice Lew, Senior Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff was recommending the Historic Landmark Commission accept the Survey as presented.

Ms. Sheri Murray Ellis, Certus Environmental Solutions, LLC, gave an overview of the results from the survey as contained in the Staff Report.

The Commissioners and Ms. Ellis discussed why some of the structures were listed as non-contributing. Ms. Ellis stated alterations had been made to the structures. The Commissioners and Ms. Ellis discussed the boundaries of the National Register district. They discussed the non-contributing structures listed on the survey and the possibility of changing that status. The Commissioners and Ms. Ellis discussed ways to make future survey presentations more readable regarding contributing and non-contributing structures.

PUBLIC HEARING [6:55:37 PM](#)

Chairperson Harding opened the Public Hearing.

The following persons were opposed to the proposal: Ms. Cindy Cromer, Mr. Douglas White and Mr. Kal Robbins

The following comments were made:

- Great to have a survey done for the area
- Very important to have boundaries that made sense
- Taking structures out of the district will impact tax credits for significant structures in the area
- More demolitions have occurred in the area than reported in the survey
- Properties around Trolley Square need to be revisited and reviewed for contributing status
- Uses around Trolley Square need to be reviewed and updated to reflect the current plans
- Houses around Trolley Square are beyond repair and should not be listed as contributing
- Some structures should not be listed just because they are fifty years old
- Character of the District has been lost due to the parking lots
- Between 400 and 500 South is a commercial district, not historical and should be excluded

Chairperson Harding closed the Public Hearing.

The Commission asked Mr. White and Mr. Robbins to work with Staff regarding issues, at which point Staff could respond and present the information to the Commission.

The Commissioners discussed tabling the issue

MOTION 7:12:26 PM

Commissioner Hart moved to table the Central City Reconnaissance Level Survey pending further investigation, input and comments. Commissioner Bevins seconded the motion. The motion passed unanimously.

7:13:09 PM

Chairperson Harding stated she needed to recues herself from the meeting as she had represented the Applicant in business matters.

[Boyington Dormers at approximately 633 Victory Road](#) – A request by Ted Konold, contractor, to change the siding material of the original dormers of a historic contributing structure located in the Capitol Hill Historic District. The existing siding is wood and the proposed siding is fiber cement boards. This type of project must be reviewed as a major alteration in a local historic district. The subject property is located in the SR-1A (Special Development Pattern Residential District) in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace, 801 535-6354 or katia.pace@slcgov.com) Case number PLNHLC2013-00617

Ms. Katia Pace, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff was recommending the Historic Landmark Commission deny the petition as presented.

The Commission and Staff discussed why staff granted administrative approval to work on some dormers but not the three dormers being considered tonight. The Commission also discussed the proposed use of fiber cement board as a replacement siding material on the dormers located on the original portion of the house. They discussed the material previously on the dormers and the original material. It was stated, that during the tour of the property the materials were not distinguishable between the new and old.

Mr. Ted Konold, Contractor, reviewed why the proposed material was preferred and that it would be in keeping with the look of the house. He reviewed the various materials that had been used on the structure throughout the years. Mr. Konold stated the cement would be low maintenance for the home owner and that the cement fiber siding looked like the wood siding on the lower level of the structure.

The Commission asked about the original material of the roof. The Applicant stated it was probably wood shake and the dormers were covered in a similar product in 1995. The Commission asked if historic photos existed of the property. The Applicant stated there was nothing he could find. He stated they were trying to keep the historic nature of the home and keep it low maintenance. The Commission and Applicant discussed what materials had been used on the historic dormers, the historical accuracy and installation of the materials.

The Commission and Applicant discussed the proper installation of the proposed materials to prevent the deterioration of the dormers. The Applicant stated some of the deterioration came from water running off the roof and the dormers were located in high weather areas. They discussed the flashing that would be done on the dormers.

Mr. Steven Boyington, Home Owner, stated when the house was remodeled in 1997 wood was installed on the dormers but he would like to reduce the maintenance. He stated all the other dormers are covered with the proposed material and adding it to the new dormers would make them more in character with the rest of the house.

PUBLIC HEARING [7:36:06 PM](#)

Vice Chairperson Hart opened the Public Hearing, seeing no one in the audience wished to speak for or against the petition; Vice Chairperson Hart closed the Public Hearing

DISCUSSION [7:36:36 PM](#)

The Commission stated the historic material was not known however, an assurance needed to be in place that the profile of the proposed fiber cement material would be similar to the rest of the house and that a smooth grain would be used instead of the faux wood grain. They stated durability and keeping the breathing space between the roofing material and the siding as done historically was a priority. The Commission stated the difference between the new and old dormers was not noticeable.

MOTION [7:40:39 PM](#)

Commissioner Shepherd stated regarding the Boyington Dormers, petition PLNHLC2013-00617, based on the information and testimony presented, and pursuant to the plans submitted, he moved that the Historic Landmark Commission approve the request to replace the siding material with the proposed fiber cement siding on the dormers of the building located at approximately 633 Victory Road based on the findings regarding the location of the dormers, lack of historic material information, understanding that the original dormer siding materials were replaced at an earlier date and subject to the conditions that the profile and the surface texture of the siding and trim be smooth rather than imitation wood grain. Commissioner McClintic seconded the motion. The motion passed unanimously.

[7:42:28 PM](#)

[Liberty Park Pump House at approximately 600 East 900 South \(Liberty Park\)](#) - The Salt Lake City Parks Division, Represented by Troy Baker is requesting approval from the City to build a shelter for a pump system that will deliver irrigation water to Liberty Park. The building would be located near the northwest corner of the existing Liberty Park Lake. The property is zoned Open Space (OS). This type of project must be reviewed by the Historic Landmark Commission as a Major Alteration & New Construction application. The subject property is within Council District 5, represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com. Case number PLNHLC2013-00453.

Mr. Ray Milliner, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed the window placement. They discussed the alternate design in the Staff Report. Staff stated the Applicant submitted the design but Staff recommended moving forward with the green wall design.

Mr. Tod Reese, Park and Public Lands Director, Mr. Troy Baker, Applicant for City and Mr. Kevin Brown, Siemens, asked if the Commission had questions.

The Applicants and Commission discussed the windows in the structure and if one could actually see in the windows. They discussed if the building efficiency was lost due to the relocation of the building. The Applicant stated more pipe would be used but there was not much difference in how the pump worked. They discussed the operation hours of the pump and if it would bother the birds in the Aviary. The Applicant stated the noise will be louder when the pumps were running but not something to be concerned with. They discussed the proposed building materials and the future water feature.

PUBLIC HEARING [7:52:19 PM](#)

Chairperson Harding opened the Public Hearing,

Ms. Cindy Cromer stated the following:

- Much better design than what was previously presented
- Location was an improvement
- Need to identify historic landscape elements of the park such as the view across the lake to the Wasatch Front
- Bridge and future stream would be right on the edge of the undeveloped area, of the park, and there needed to be a comprehensive plan for that area not a piece mill effort

Chairperson Harding closed the Public Hearing.

DISCUSSION [7:55:15 PM](#)

The Commission stated they liked the new location and new design of the structure. They discussed the green wall material. Staff stated it would be concrete block with trellis until the vines grew. The Commission and Applicant discussed the choice of block and that Staff would have the final approval of the material. The Commission asked that the deck material be tied into the building better depicting the use of the building. They discussed the solid to void ratio and how the windows meet the roof line.

MOTION [7:58:56 PM](#)

Commissioner Hart stated regarding petition PLNHLC 2013-00453 the Liberty Park Pump House, based on the analysis and findings in the Staff Report, testimony and plans presented, she moved that the Historic Landmark Commission approve the proposed “green wall” design of the Liberty Park pump house subject to the analysis, findings and conditions listed in the Staff Report. Commissioner Bevins seconded the motion. The motion passed unanimously.

[7:59:56 PM](#)

New Single-Family Construction at approximately 545 N. Darwin Street – A request by Brandt Loo, representing Icon Homes, for approval to construct a new single-family residence located in the Capitol Hill Historic District. This type of project must be reviewed as a major alteration in a local historic district. The subject property is currently vacant, zoned SR-1A (Special Development Pattern Residential District), and is located in Council District 3 represented by Stan Penfold. (Staff contact: Lex Traugher at (801) 535-6184 or lex.traugher@slcgov.com) Case number PLNHLC2013-00075

Mr. Lex Traugher, Senior Planner, reviewed the petition as presented in the Staff Report (located in the Case File). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed if the project met the setbacks, lot coverage and height requirements for the area. The Commission asked if a streetscape elevation could be added to the report to see how the proposal fit with the surrounding area. They discussed the overall roof height of the structure and the Commissions purview on roof height.

Mr. Reed Foster, Icon Homes, reviewed the design of the house and a historic pallet of materials that would be used for the outside of the home.

The Commission and Applicant discussed the materials for the home, the window placement on the structure and if variation was an option. They discussed if the Applicant would prefer another story be added to the structure, to limit the view of the roof. The Applicant stated they would like to build a two story home but it would create a large wall on the back of the home. They discussed the height and if it would be better for the home to be taller or have more of a pitch on the roof. The Commission discussed if they could allow Staff to make final decisions on the roof height or pitch. The Applicant stated they were happy with the design of the structure.

Mr. Joel Paterson, Planning Manager, stated the petition was not noticed to include a modification to the height of the structure.

PUBLIC HEARING [8:13:23 PM](#)

Chairperson Harding opened the Public Hearing.

The following person was opposed to the proposal: Georg Stutzenberger

The following comments were made:

- Building was not the issue but traffic in the area would be a problem
- Make sure line of site from property allows for people to get on and off the property safely
- Traffic study needs to be done to see if the house would cause more of an issue

Chairperson Harding stated those were transportation issues and would need to be addressed with the City's Transportation Division.

Chairperson Harding closed the Public Hearing.

DISCUSSION [8:16:01 PM](#)

The Commission and Staff discussed the windows on the front of the house and if changing them would make the home more in character with the neighborhood.

Staff stated they needed specific details as to what the Commission would like regarding the windows.

The Commission discussed the size and placement of the windows. They determined they would leave the windows as proposed.

MOTION [8:22:34 PM](#)

Commissioner McClintic stated regarding PLNHLC2013-00075, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, he moved that the Historic Landmark Commission approve the request for new construction located at approximately 545 N Darwin Street, subject to the conditions listed in the Staff Report. Commissioner Thuet seconded the motion. The motion passed unanimously.

[8:24:14 PM](#)

[New Single-Family Home at approximately 757 North Wall Street](#) – Dave Robinson with City Block is requesting approval to construct a new single family home that exceeds the height limits, lot coverage, and setback requirements of the district on a property located in the Capitol Hill Historic District. This type of project must be reviewed as a major alteration in a local historic district. The subject property is currently vacant, zoned SR-1A (Special Development Pattern Residential District)

and is located in City Council District 3, represented by Stan Penfold (Staff contact: Thomas Irvin, (801) 535-7932 or thomas.irvin@slcgov.com) Case number PLNHLC2013-000362

Mr. Thomas Irvin, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

Commission and Staff discussed the height of the structure from the different elevations and how it related to the adjoining neighbor. They discussed the building materials that would be required to be used when buildings were constructed so close together. The Commission and Staff discussed the overhangs for the house in relation to the property lines.

Mr. Dave Robinson and Mr. Ken Wheadon, Applicants, reviewed the height of the structure, the restrictions of the lot, how they had tried to make a house fit the site and best utilize the property. He discussed the property line, the proposed setbacks and how they were in keeping with the neighborhood.

The Commission and Applicant discussed the northeast elevation and how the home addressed the street on the northeast side. The Applicant stated it was looking at a point as it was a triangle but they could provide one. The Commission stated they did not want a long wall along Wall Street. The Commission and Applicant discussed the square footage of the house, the layout of the home and use of the space. The Commission and Applicant discussed the need to have an outline of the south elevation depicting the proposed height and if there was an issue with the pedestrian walkway on the street. They discussed how the height was calculated for the structure.

PUBLIC HEARING [8:50:45 PM](#)

Chairperson Harding opened the Public Hearing.

The following persons were opposed to the proposal: Ms. Belka, Mr. Glen Warchol and Ms. Mary Malouf.

The following comments were made:

- The proposed structure was too big for the neighborhood
- Would block the view from surrounding homes
- Parking in the area was all ready an issue and a home of that size would have more than two cars
- Homes are too tight as it was and this one would encroach on the neighbors

- Proposal did not fit with the character of the area
- Did not look like a house it looked like a library or business
- Not in keeping with the historic nature of the area
- Materials did not reflect that of the area
- Lot should not determine the architecture

Mr. Josh Belka, did not wish to speak but submitted comments stating the home was a monstrosity and did not fit the feel of the neighborhood.

Chairperson Harding closed the Public Hearing.

Mr. Robinson stated they meet the parking requirements, that the design fit the lot and would be great addition to the neighborhood.

DISCUSSION [8:58:28 PM](#)

The Commission made the following comments:

- Tightness of the homes on Reed Ave was an issue
- Lot was challenging and the home used the lot to the best of its ability
- Lot should be a park not a residential lot
- House looked like a commercial structure
- Was too big for the lot at almost 4000 square feet
- Out of scale for the neighborhood
- A smaller version would better fit with the neighborhood

MOTION [9:01:40 PM](#)

Commissioner Shepherd stated regarding 757 North Wall, petition PLNHLC2013-00362 and PLNHLC 2013-00689, based on the testimony, Commission discussion and the proposal presented, he moved that the Commission deny the request for new construction located at approximately 757 North Wall Street, based on the findings that the proposal does not substantially comply with the new construction standards in regard to the scale, form, height and width of the building, proportion of facades and roof shape. Commissioner Hart seconded the motion. Commissioners Theut, Bevins, Shepherd, and Hart voted “aye”. Commissioner McClintic voted “nay. The motion passed 4-1.

Mr. Paterson stated a motion was not necessary for the Special Exceptions because the house was not being approved.

Other Business [9:04:12 PM](#)

Chair and Vice Chair Elections

Commissioner Harding was elected as the Chairperson
Commissioner Hart was elected as the Vice Chairperson

The meeting stood adjourned at [9:07:03 PM](#)