

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
451 South State Street, Room 326
October 2, 2014**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:52 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 Thomas Brennan, Vice Chairperson Sheleigh Harding; Commissioners Robert McClintic, Rachel Quist, David Richardson and Charles Shepherd. Commissioner Heather Thuet was excused.

Planning Staff members present at the meeting were: Cheri Coffey, Acting Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Anna Anglin, Principal Planner; Katia Pace, Principal Planner; Amy Thompson, Associate Planner; Michelle Moeller, Senior Secretary and Paul Neilson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Historic Landmark Commissioners present were: Robert McClintic, Thomas Brennan and Rachel Quist. Staff members in attendance were Michaela Oktay, Amy Thompson, Anna Anglin and Katia Pace.

The following sites were visited:

- **700 North Solar. Panels** - Staff gave an overview of the proposal.
- **Princeton Park (between 1700 & 1800 East) & Yale Avenue (between 1700 and 1800 East)**- Staff gave an overview of the changes to the survey.
- **Trolley Square**-Staff gave an overview of the site and proposal.

APPROVAL OF THE SEPTEMBER 4, 2014 MINUTES [5:35:07 PM](#)

MOTION [5:35:09 PM](#)

Commissioner Shepherd moved to approve the minutes from September 4, 2014. Commissioner McClintic seconded the motion. Vice Chairperson Harding abstained from voting as she was not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:35:34 PM](#)

Chairperson Brennan stated he had nothing to report.

Vice Chairperson Harding stated she had nothing to report.

DIRECTOR'S REPORT [5:35:41 PM](#)

Ms. Michaela Oktay, Planning Manager, reviewed the previous request for the Historic Landmark Commission to delegate Special Exception approval authority to the Planning Director as provided in the Zoning Ordinance section 21A.52.040.

Ms. Oktay reviewed the request and asked the Commission for input and direction on whether the Commission preferred to continue receiving administratively approved Special Exceptions or whether the Commission felt comfortable giving Staff the authority to administratively approve Special Exceptions.

The Commission and Staff discussed the following:

- The special exceptions that were approved administratively.
- There have not been any issues with the ones that have been approved and Staff was capable of reviewing and approving similar petitions.

MOTION [5:38:21 PM](#)

Commissioner Harding moved that the Historic Landmark Commission give Special Exception approval authority to the Planning Director as provided in the Zoning Ordinance section 21A.52.040. Commissioner McClintic seconded the motion. The motion passed unanimously.

Staff was delegated the authority to process special exceptions administratively.

PUBLIC COMMENT [5:38:49 PM](#)

Chairperson Brennan opened the Public Comment period, seeing no one in attendance wished to speak; Chairperson Brennan closed the Public Comment period.

WORK SESSION [5:39:11 PM](#)

Commissioner McClintic stated he was formerly a member of the firm that was reviewing the Trolley Square plans. He was no longer with the firm and was not directly involved with the project.

The Commission deemed it appropriate for Commissioner McClintic to participate in the process.

Trolley Square Master Sign Plan - Robert Pinion, architect, representing Trolley Square Ventures, will present a draft proposal for signs at Trolley Square located at approximately 602 E 500 South. The draft proposal includes a Master Sign Plan for Trolley Square, replacement of the existing signs on the water tower, and a variety of other sign types on the site. The subject property is an individually listed landmark site on the City Register, and located Central City Historic District. The subject property is in the CS (Community Shopping) zoning district and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Amy Thompson, 801-535-7281, or amy.thompson@slcgov.com).

Ms. Amy Thompson, Associate Planner, gave an overview of the proposal as outlined in the Staff Memorandum to the Commission (located in the case file). She stated Staff was asking the Historic Landmark Commission for direction and guidance regarding the proposal.

Mr. Robert Pinion, architect reviewed the history of Trolley Square and the proposal. He reviewed the new sign package for Trolley Square. Mr. Pinion asked the Commission for comments, questions and suggestions regarding the signs. The master sign policy they are working on would include a branding template for the whole area. They want to identify how the branding looks with each type of sign from a pole sign, projecting sign, wall signs, and shopping center signs.

Ms. Thompson reviewed the difference between the shopping center identification sign and a pole sign.

The Commission and Applicant discussed the following:

- The proposed LED lights on the sign panel and whether or not the color of the sign structure changed.
 - The Applicant stated the LED lights in the sign frame would not change color.
 - The sign content will transition through various images promoting the businesses inside the shopping center.
- The color scheme for the lighting in the sign structure.
- If it was possible to create a mockup of the advertising style and images that would be projected on the sign.
 - Commission would like the style and colors to be included in the master plan.
- The transition time for images on the sign.
 - The regulations require an image to remain on the screen for a minimum of three seconds. It can be longer but this is the minimal time interval for a static image display.
- What could and could not be displayed on the pole sign and shopping center identification sign.
 - Shopping center signs are limited to the name of the mall and tenant names only. A pole sign can display tenant names and sales, etc., but they have to be related to tenants and Trolley Square. (NO off site advertising).
- The Commission would like examples of similar signs in Salt Lake.
- If The Commission could regulate content.
 - Content cannot be regulated.
 - Animation (twirling, swirling and videos) is prohibited by the zoning ordinance.
 - Time, place and manner could be regulated by the Commission.
- The purpose of the signage on the property and the applicant's objectives.
- If signage similar to the proposed was allowed and used at other malls in Salt Lake.
 - Other malls in Salt Lake are not in historic districts or considered Landmark Sites therefore the Zoning Ordinance or a Master Sign Plan would regulate signage for those sites. The subject signage is also regulated under the historic overlay.
- Zoning dictates the type and manner of signage for each area, and the Historic Landmark Commission has the authority to be more restrictive because of the historic overlay, Trolley Square being a landmark site and located in the Central City Historic District.

- The issue was whether the electronic changeable copy display panels are appropriate.
- What the Applicant would request if only one LED panel sign were to be allowed.
 - Applicant stated the signs were a package and one sign would not be sufficient for the site.
 - The Applicant discussed the importance of each of the proposed signs and the various sign locations considered for the proposal.
- It was not clear which signs would have LEDs and which would not.
- A new business owner would be required to get approval for any proposed changes to the signage.
- Signage on the water tower was discussed in terms of whether the proposed northeast corner signs were historically appropriate for the site.
 - The Applicant stated they would like a smaller sign on the water tower and the current one is non-conforming.
- Would neon lights be appropriate for the site as shown in historical photos.
 - The use of Neon lighting could be considered and are found on site as long as the neon doesn't dominate the street frontage or become visually obtrusive
- Internal sign illumination (electronic changeable copy) was the major issue for the Commission to consider.
- The size and location of the proposed signs.
- The southwest pole is a vehicular gateway, understood the illuminated sign there but it was a transitional area to the non-commercial portion of the district.
 - Applicant stated they had not determined the type of sign for the southwest corner.
 - The Commission stated a more neighborhood oriented sign would be best for the area however; the area should not be made to look like an entrance as it is actually a loading dock.
- The challenges the Trolley Square campus faces in terms of signage.
- Findings could be made specific to Trolley Square that would allow for certain types of signs and lighting to be allowed which would eliminate the issue of setting a precedent.
- It was stated that the allowable size and type of the signs are a key issue.
- If the project met the setbacks for the property, more information is needed to analyze the proposal.

PUBLIC HEARINGS [6:31:56 PM](#)

700 North Street Solar Panels at approximately 232 W 700 North Street - Travis Welton of Go Solar is requesting approval from the City to locate solar panels on the roof which are visible from the street on a single-family residence located in the Capitol Hill Historic District. This type of project must be reviewed as a Minor Alteration by the Historic Landmark Commission. The subject property is within Council District #3, represented by Stan Penfold. (Staff contact: Anna Anglin at (801) 535-6050 or anna.anglin@slcgov.com). Case number PLNHLC2014-00557

Ms. Anna Anglin, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission approve the petition.

Mr. Travis Welton, Go Solar, reviewed the proposal and explained the location of the panels on the roof.

Ms. Anglin reviewed the public comments (located in the case file) supporting and objecting to the petition. She specifically noted that the Community Council were opposed to the project because the panels are industrial looking.

PUBLIC HEARING [6:35:32 PM](#)

Chairperson Brennan opened the Public Hearing., Seeing no one in the audience wished to speak for or against the petition; Chairperson Brennan closed the Public Hearing.

Mr. Travis Welton stated the panels are not industrial looking and actually blend in with the roof.

The Commission and applicant discussed the following:

- The lifetime of the product.
- The upkeep and maintenance of the panels.

The Commission and Staff discussed Staff's ability to approve solar panels administratively. Staff stated the proposed panels are readily visible from the street therefore it was required as per ordinance that the project be decided by the Commission. Staff explained the regulations in the ordinance incentivize placement of the panels in a way that is the least visible from the street by allowing staff the authority to administratively approve those less visible panels.

The Commission discussed the location of the panels on the roof and that it may have had less impact if it had been placed in a more aesthetic manner towards the rear. They said the addition of solar panels was a reversible addition and roofing will need to be replaced more often than the solar panels.

MOTION [6:40:50 PM](#)

Richardson stated regarding PLNHLC2014-00557, Based on the analysis and findings of fact in the staff report, testimony and plans presented, he moved that the Historic Landmark Commission approve the request for a minor alteration for the installed small solar energy collection system on the east side of the roof which is visible from the public right-of-way for the residence at 232 W 700 North Street. Commissioner McClintic seconded the motion. The motion passed unanimously.

[6:41:36 PM](#)

John & Margaret Price House at 2691 E. St. Mary's Way -The Utah's State Historic Preservation Office is soliciting comments from the Historic Landmark Commission

regarding listing the John & Margaret Price House, on the National Register of Historic Places. The residence is located at approximately 2691 E. St. Mary's Way. The subject property is within Council District 6, represented by Charlie Luke. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com).

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Historic Landmark Commission forward a favorable recommendation to the Utah State Historic Preservation Office regarding the petition.

Ms. Korral Broschinsky, Preservation Consultant, gave a history of the area and the home. She asked that the Historic Landmark Commission forward a favorable recommendation to the Utah State Historic Preservation Office regarding the petition.

PUBLIC HEARING [6:52:34 PM](#)

Chairperson Brennan opened the Public Hearing. Seeing no one in the audience wished to speak for or against the petition; Chairperson Brennan closed the Public Hearing.

The Commission commended the home owner on the landscape plans.

MOTION [6:53:53 PM](#)

Commissioner Shepherd stated regarding the John and Margaret Price House at 2691 E St. Mary's Way, he moved to forward a favorable recommendation to the Utah State Historic Preservation Office to include the subject home in the National Register of Historic Places. Commissioner McClintic seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS

[6:54:34 PM](#)

Yalecrest Upper Yale Reconnaissance Level Survey - Review and finalize a determination by the Commission to update the 2005 Yalecrest Reconnaissance Level Survey relating to properties located on Yale Avenue (between 1700 and 1800 East),). These areas are proposed as the local historic districts. The Commission received the ratings but did not hold any discussion at public hearings on September 4, 2014. Staff is requesting the Commission review and approve the proposed updates/changes to the survey.

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission accept the changes to the survey as proposed.

The Commission and Staff discussed the following:

- If the percentage of contributing homes affected the local historic district designation nomination.

- It was a factor to consider not a criteria for approval.

MOTION [7:00:43 PM](#)

Commissioner Harding stated regarding Yalecrest Reconnaissance Level Survey, relating to properties located on Yale Avenue (between 1700 and 1800 East), based on the findings listed in the Staff Report, testimony and information presented, she moved that the Historic Landmark Commission accept and approve the changes to the Yalecrest survey. Commissioner McClintic seconded the motion. The motion passed unanimously.

Yalecrest Princeton Park Reconnaissance Level Survey - Review and finalize a determination by the Commission to update the 2005 Yalecrest Reconnaissance Level Survey relating to properties located on Yale Avenue (between 1700 and 1800 East),). These areas are proposed as the local historic districts. The Commission received the ratings but did not hold any discussion at public hearings on September 4, 2014. Staff is requesting the Commission review and approve the proposed updates/changes to the survey.

Mr. Carl Leith, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission accept the changes to the survey as proposed.

MOTION [7:03:25 PM](#)

Commissioner Harding stated regarding Princeton Avenue (between 1700 and 1800 E) Reconnaissance Level Survey, based on the findings listed in the Staff Report, testimony and information presented, she moved that the Historic Landmark Commission accept and approve the changes to the Yalecrest survey. Commissioner Shepherd seconded the motion. The motion passed unanimously.

OTHER BUSINESS [7:04:05 PM](#)

Replacement of some Limestone Curbs along South Temple between approximately 700 E and 200 East -The Salt Lake City Engineering Division is seeking input about appropriate replacement material in instances where limestone curbs are failing along South Temple. The limestone curbs were not original to South Temple. This issue was prompted by a property owner who is investigating replacement of their deteriorated curb. This project is located in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace, 801 535-6354, or katia.pace@slcgov.com)

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was looking for direction and guidance from the Commission regarding the petition.

The Commission and Staff discussed the following:

- Who was responsible to replace the deteriorating curbs. (property owners)
- The need for guidance regulating the materials.
- The standards that require the replacement material to be differentiated from the historic material.
- The appropriate materials that could be used.
 - Sandstone was preferable but a precast concrete element, that matched the texture and color of the current curbing, could also be an option. Matching the original profile, with sharp edges, is of importance.
 - Poured in place concrete would be appropriate if done appropriately but the edges are square and this is difficult with this method.
- The look that each material option offered.
- The conditions the Commission could place on the curbs in the area.
- The need to define the range of color to make sure there was not a patchwork mix on the street.
- Recommendation needed to be general to match the appearance and absorption of the existing sandstone. Durability of the material is of importance.

MOTION [7:25:41 PM](#)

Commissioner Richardson stated regarding the curbing on South Temple, he moved to recommend that two general types of materials be recommended, sandstone with a similar historic profile and the other a precast concrete with a profile and appearance similar to the original limestone curbs. Commissioner McClintic seconded the motion. The motion passed unanimously.

The meeting adjourned at [7:26:39 PM](#)