

SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Room 326, 451 South State Street
January 16, 2014

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:35:39 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, Thomas Brennan, Arla Funk, Robert McClintic and Charles Shepherd. Commissioner Heather Thuet was excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Carl Leith, Senior Planner; Janice Lew, Senior 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, Sheleigh Harding, Robert McClintic, Thomas Brennan and Polly Hart. Staff members in attendance were Joel Paterson Janice Lew and Carl Leith.

The following locations were visited:

- **Ownsbey Residence-** Staff described the proposed design and the requested zoning modifications. The Commission asked about the setback from 2nd Ave in relation to other homes. The Commission asked about the rear yard setback and the interior side yard setback on the south property lines. The Commission asked about the façade on the west side of the property (T Street) and the height of the retaining wall on the southwest corner of the lot.

- **821Third Ave-** Staff described a renovation project and the owners attempt to restore the original appearance of the home.

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.

REPORT OF THE CHAIR OR VICE CHAIR [5:36:00 PM](#)

Chairperson Harding stated she had nothing to report.
Vice Chairperson Hart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:36:10 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, reported the CLG grant applications were due January 7. She reviewed what the grant money had been used for in the past and asked the Commissioners to give Staff ideas for use of the grant money this year.

[5:36:47 PM](#)

APPROVAL OF THE DECEMBER 5, 2013 MINUTES

MOTION [5:37:01 PM](#)

Commissioner McClintic moved to approve the minutes of December 5, 2013, with the corrections. Commissioner Bevins seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS [5:37:21 PM](#)

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

WORK SESSION [5:37:39 PM](#)

["Profits through Preservation - The Economic Impact of Historic Preservation in Utah"](#) - Kirk Huffaker, Executive Director of Utah Heritage Foundation, will review the key findings of the Utah statewide study carried out by a team lead by Washington DC-based Place Economics.

Mr. Kirk Huffaker, Utah Heritage Foundation, gave an overview of the final report. He reviewed the summary report and the significant findings of the study. Mr. Huffaker stated copies of the report were available on the Utah Heritage website.

The Commission commended Mr. Huffaker on a job well done.

PUBLIC HEARINGS

[6:18:16 PM](#)

[Ownsbey Residence at approximately 88 N. 'T' Street](#) - Tom Jakab is requesting approval to construct a single-family residence at the above listed address. Currently the land is vacant and the property is zoned SR-1A (Special Development Pattern Residential District). This type of project must be reviewed as New Construction in a local historic district and Special Exceptions for a reduced rear yard setback and building coverage. The subject property is within Council District

3, represented by Stan Penfold (Staff contact: Janice Lew at (801) 535-7626 or janice.lew@slcgov.com).

- a. NEW CONSTRUCTION - In order to build the project noted above, a Certificate of Appropriateness for New Construction in a historic district is required. The proposed building must be reviewed and approved for compliance with all applicable design standards listed in the Salt Lake City Zoning Ordinance. Case number: PLNHLC2013-00933.**

- b. SPECIAL EXCEPTION FOR A REDUCED REAR YARD SETBACK - In order to build the project noted above, a Special Exception for a reduced rear yard setback is required. The setback required is approximately 29 feet. The proposed building measures 1 foot from the rear property line. This would allow the applicant to attach the parking accommodations. Case number PLNHLC2013-00934.**

- c. SPECIAL EXCEPTION FOR ADDITIONAL BUILDING COVERAGE - In order to build the project noted above, a Special Exception for additional building coverage is required. The maximum building coverage in the SR-1A zone is 40% of the lot area. The proposed building coverage is approximately 51%. This would allow the applicant to provide parking within the building. Case number PLNHLC2013-00934.**

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 approve the petition as presented.

The Commissioners and Staff discussed if other houses in the area exceeded forty percent lot coverage and if the proposal was for three buildings or one building. Staff stated the proposal was for one building including the garage. Staff did not have information on the number of homes in the area that exceed the forty percent lot coverage. The Commissioners and Staff discussed the attachment of the garage to the home, the building elevations of the proposal and if the area between the garage and home could be enclosed in the future. The Commission and Staff discussed if limitations could be put on the proposal to prohibit the area between the garage and home to be enclosed. They discussed what types of garages were allowed in historic areas.

Mr. and Mrs. Ownsbey, stated they understand the area as they have lived there for many years and are willing to make historically sensitive decisions for the design of the home.

Mr. Tom Jakob, Architect, reviewed the proposal and the uniqueness of the lot. He stated

the proposal met the guidelines and standards for the area. He reviewed the concerns from the neighbors regarding massing, the solar panels and windows. Mr. Jakab explained how those concerns would be addressed.

The Commission and Applicant discussed the building elevations of the proposal, the garage and the parking for the property. The Applicant stated they are committed to off street parking to help with the parking issue in the area.

The Applicant stated the neighbors seemed to be in agreement with the project.

The Commission and Applicant discussed the following:

- Construction of the pergola cover to the west
- The structure connecting the home and the garage
- The floor construction on the north porch
- Screening/louvers of the north entry
- The proposed stucco material
- Window size and placement and size on the north façade
- Roofing surface and contrast to the neighborhood
- Need for differentiation between the wall and the foundation
- The articulated joists
- Drainage for the property
- Energy efficiency of the structure
- Proposed materials for the courtyard on the west elevation

PUBLIC HEARING [6:56:26 PM](#)

Chairperson Harding opened the Public Hearing,

Mr. Phil Carroll stated the Applicants have lived in the Historic district for 30 years therefore; they will be thoughtful and respectful to the historic district. He stated the proposal fit the area and would be an improvement.

Chairperson Harding closed the Public Hearing.

DISCUSSION [6:58:25 PM](#)

The Commission discussed the following:

- The construction of the pergola
- Flat roof sections
- Exposed rafter and joist

- Out of character of the area
- Eave construction should be solid and uniform not expressed structural elements
- Eave overhang on the garage was too wide
- Window configuration on 2nd Ave needed to be changed
- Design was a start but could be tweaked to address the standards
- Supported additional roof height and lot coverage because
- Proposal was acceptable for the difficult lot
- Lot size was unique and the proposal used the lot to the best of its ability
- Setbacks were respectful for the area and the unique lot
- Front door needed to be more prominent
 - Currently it looked like a basement entrance and was uninviting
 - Guidelines require a porch and the entrances are confusing
- Use of Stucco on the structure and its relation to the foundation needed to be differentiated better
- Foundations materials
- Insulation of the structure around the foundation
- Entry from the street was the weakest part of the design
- Was the encroachment to the east necessary
- Landscaping could solve many of the concerns, masking the bare walls

The Commission discussed if an Architectural Subcommittee was necessary, if additional design review was needed or if Staff could address the concerns with the Applicant.

Ms. Lew stated she was comfortable reviewing the proposal with the Commission's detailed direction.

Ms. Cheri Coffey reviewed the requirements for the Special Exception and issue with the noticing.

The Commission discussed the options for approval and if it should be turned over to staff to address the issues.

MOTION [7:23:30 PM](#)

Commissioner Funk stated regarding PLNHLC2013-00933 and PLNHLC2013-00934, based on the findings in the Staff Report, plans presented and testimony heard, she moved that the Historic Landmark Commission approve the petition as presented, refer the petition to Staff for further work with the architect including delegating to Staff the authority to re-notice the Special Exception, approve the final setback and consider the following items: the front door, the foundation, extended flat roof

(articulated structure or fascia), the windows on the north, roof material, tapered driveway.

Mr. Paul Nielson asked if the Commission was giving Staff the ability to approve the details and delegating the authority to Staff on the remaining setback.

Commissioner Funk withdrew her motion.

[7:30:21 PM](#)

Commissioner Funk stated regarding PLNHLC2013-00933 and PLNHLC2013-00934, based on the findings in the Staff Report, plans presented and testimony heard, she moved that the Historic Landmark Commission approve the petition with the following directions to Staff, remanded the petition back to Staff for final approval, also giving Staff the ability to handle the Special Exceptions. The Commission would like Staff to review the following elements of the design for consideration before approval was given, the front door entry, treatment of the foundation as far as materials, color, whether the window treatment should be changed or enlarged, the flat roof element including the overhang which goes the entire length of the building on the 2nd Ave. side and tapering of the driveway. Commissioner Brennan seconded the motion.

Commissioner Hart stated this was a lot to review and she would like to see the case brought back to the Commission.

The Commission discussed if Staff should bring the petition back to the Commission for review.

Staff asked that the conditions of approval be added to the motion.

Commissioner Funk amended the motion to include the conditions listed in the Staff Report. Commissioner Brennan seconded the amendment. Commissioners Shepherd, Brennan, Funk and McClintic voted "aye". Commissioner Hart and Bevins voted "nay". The motion passed 4-2.

[7:35:54 PM](#)

[Design Guidelines for Apartments and Multi-Family Buildings in Salt Lake City - Draft 1](#) The Historic Landmark Commission will review the first complete draft of the Design Guidelines for Apartments and Multi-Family Buildings in Salt Lake City. (Staff contact: Carl Leith at (801) 535-7758, or carl.leith@slcgov.com) Case number: PLNPCM2012-00870

Mr. Carl Leith, Senior Planner, reviewed the guidelines as presented in the Staff Report. He asked the Commission for direction and comments. Mr. Leith stated he would like to hold a subcommittee meeting to further review the documents.

The Commission and Staff discussed the following:

- Local historic district listings, statements of significance
- Consistency with the order of the information
- Why was it important to show inadequacies for surveys
- Importance to keep the information positive
- Typology was good and created a greater understanding for the reader
- Corrections to grammar and reading need to be addressed.

The Commissioners will email more detailed corrections to Mr. Leith.

Staff will contact the members of the subcommittee to discuss the document further.

The meeting stood adjourned at [7:55:23 PM](#)