

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Room 326, 451 South State Street
February 6, 2014**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:36:59 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; Commissioners Earle Bevins III, Thomas Brennan, Arla Funk, Robert McClintic, David Richardson, Charles Shepherd and Heather Thuet.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Maryann Pickering, Principal Planner; Molly Robinson, Urban Designer; Michelle Moeller, Senior Secretary and Paul Neilson, City Attorney.

FIELD TRIP NOTES:

No field trip was held prior to this meeting.

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 [5:37:10 PM](#)

Chairperson Harding stated she had nothing to report.

Vice Chairperson Hart stated she had nothing to report.

APPROVAL OF THE JANUARY 16, 2014 MINUTES [5:37:21 PM](#)

MOTION [5:37:32 PM](#)

Commissioner Hart moved to approve the minutes from January 16, 2014. Commissioner Brennan seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS [5:37:53 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 [5:38:52 PM](#)

Downtown Master Plan – As part of the planning process for the Downtown Master Plan, planning Staff will brief the Historic Landmark Commission on the status of the project. We will report on the public engagement process, state of the vision, principles, goals and next steps. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com. Case number PLNPCM2013-00768)

Ms. Molly Robinson, Urban Designer, gave an overview of the Downtown Master Plan (copies available in the Planning Office). She reviewed the goals for the project explaining the idea was to have goals that were measureable and could be tracked over a time period. Ms. Robinson asked the Commission for comments and suggestions.

The Commission and Staff discussed the following:

- Conflicting goals regarding Sunday activities and business operations
- The time table of public meetings, advisory groups, open houses, workshops and other public events for the project
- Ideas for mass transportation changes

PUBLIC HEARINGS [5:47:39 PM](#)

Trolley Square Water Tower Signs at approximately 602 East 500 South - SK Hart Management, represented by Lynn Attwood, AIA, is requesting approval from the City to reface the existing movie theater signs on the north and south sides of the water tower and install electronic message signs. This type of project must be reviewed for a Certificate of Appropriateness for a major alteration in a Historic District. On December 5, 2013, the Historic Landmark Commission closed the public hearing and tabled its decision. The subject property is an individually listed landmark site on the City Register and located in the Central City Historic District, in the CS (Community Shopping) zoning district and in City Council District 4, represented by Luke Garrott. (Staff contact: Janice Lew at (801) 535-7625, or janice.lew@slcgov.com. Case number PLNHLC2013-00854)

Ms. Michaela Oktay, Planning Manager, 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.

Ms. Cheri Coffey stated the Public Hearing had been closed for the subject petition therefore the Commission would need to determine if further public comment would be

heard.

The Commissioners agreed to allow further public comment on the petition.

Mr. Jim Lewis, FFKR Architects, requested to address the site improvements prior to hearing the issues with the Water Tower signs.

The Commissioners decided to hear the water tower and improvement items separately and to begin with the water tower petition.

Mr. Khosrow Semnani, Property Owner, discussed the importance of Trolley Square and the need for signage to promote the tenants of the buildings. He reviewed the historical and commercial value of the property and his desire to continue to improve the property.

Chairperson Harding stated the Commission did not have purview over the economic impacts of the sign but were to review how or if it met the standards of the ordinance.

Mr. Lewis gave the history of the sign, the proposed new signage and stated that over time the sign had been modified therefore, it was not historical in nature. He stated in general the sign was not changing as the size and shape were remaining the same, only the lighting would change. Mr. Lewis stated larger signs had been located on the tower in the past such as the Hard Rock Café sign and asked the Commission to approve the sign as presented.

The Commission and Applicant discussed the current lighting of the sign.

PUBLIC HEARING [6:09:43 PM](#)

Chairperson Harding opened the Public Hearing,

The following people spoke in favor of the petition: Mr. Brian Fetzner, Mr. Stanley Adams, Mr. Wally Wright, Mr. Shawn Bradley and Mr. Mark Bouchard.

The following comments were made:

- Trolley Square had a sense of something that prevailed and it maintained its sense of place
- Signs enhance the neighborhood, giving off light for safety and ambiance for the area
- The old sign did not attract the right people or audience to Trolley Square
- The sign had changed over the years and the proposal would fit in the area

- The signage program needed to meet the needs of the consumer which the proposal did
- It was important to keep the heritage of the property
- Business owners love Trolley Square and want it to thrive
- Signs that were allowed in the past were much better than what currently existed

The following people spoke in opposition of the petition: Ms. Cindy Cromer

The following comments were made:

- The decision to allow the sign was permanent and it would be impossible to go back once the decision was made
- The sign would not make or break Trolley Square
- The proposal compromised the character of the water tower
- There are different ways to retrofit Trolley Square and reach the same goal

Chairperson Harding read the following comments

- Mr. Heston Nielson – I am in full agreement and support the proposed renovation to Trolley Square.
- Ms. Heather Bowen- Trolley Square is finally offered the opportunity to be revitalized. The proposed signage and other renovations should be fully supported.

Chairperson Harding closed the Public Hearing.

Mr. Semnani submitted a list of businesses in support of the project.

Mr. Lewis stated there was not just one thing that would help revitalize the property but the sign was a key point in the other proposed improvements for the property. He stated the overall size and location of the sign would not change.

DISCUSSION

The Commission stated and discussed the following:

- Nothing was stated as to how the sign met the standards
- The Commission was not responsible for the success or failure of Trolley Square
- The sign has the potential to make a huge impact on the neighborhood
- The sign did not meet the standards in the ordinance
- The condition and operation of the sign were not optimal
- The sign was not completely historic, there were both current and historic features of the sign therefore, changes could be made
- The sign was non-complying and rules were in place to regulate the length of time those things lasted

- The sign did not meet the National or City standards for historic districts
- Past changes were not essentially correct for the area
- The water tower itself was a sign and could be highlighted to enhance the property
- The sign was not consistent with the historic nature of the complex
- Other areas on the property may be more appropriate for these types of signs
- The history of the sign was to have it internally illuminated
- The sign would not negatively impact 700 East as larger signs had been on the tower in the past
- The sign should complement the building or center, the proposal would make it a focal point
- The sign was unique to Trolley Square and what it was trying to attract, but the sign added to the visual distraction of the area
- The lighting on the water tower was previously approved by the Zoning Administrator
- The water tower itself was the sign and fulfilled the sign feature for the structure

MOTION [6:40:58 PM](#)

Commissioner Hart stated regarding PLNHLC2013-00854, based on the findings in the Staff Report, plans presented and testimony heard, she moved that the Historic Landmark Commission deny the request to reface the existing movie theater signs on the Trolley Square Water Tower and install electronic message boards. Commissioner Thuet seconded the motion. The motion passed unanimously

[6:42:11 PM](#)

Trolley Square Site Improvements at approximately 602 East 500 South - SK Hart Management, represented by Lynn Attwood, AIA, is requesting approval from the City to improve various public spaces within the Trolley Square property. Possible improvements include, but are not limited to: new trellis features, new awnings, new lawn, new lighting fixtures, enhancements to existing entrances, portable shade structures and other minor site features. There are no changes proposed to any of the buildings as part of this petition. Currently the land is used as a shopping center and is zoned CS (Community Shopping). This type of project is a minor alteration but cannot be approved administratively by staff. Therefore, review by the Historic Landmark Commission is required. The subject property is located in Council District 4, represented by Luke Garrott. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com Case number PLNHLC2013-01006).

Ms. Maryann Pickering, 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 approve the following items A through E

- a. Addition of the drop-off/pick up area in the 700 East parking area between Buildings C and D with artwork or a sculpture in the middle.
- b. Repair and modification of the existing water feature on the east entrance of Building D.
- c. Replacement of the entry vestibules on the north, south, east and west sides of Building
- d. Upgrades to the West Plaza area including covered canopies, water feature, planter support frames, performance platform or stage, lighting and landscaping.
- e. Freestanding planters located in the alleyway between Buildings B and D.

And deny the following items F and G

- f. The addition of covered canopies connecting the drop off/pick up area at the 700 East parking area with the north entrance of Building D and connecting to Building C.
- g. Lighting fixtures in the plaza area leading from 500 South to and around the covered canopy proposed in a above

Mr. Semnani discussed the proposed sign improvements and encouraged the Commission to approve the improvements. He discussed the canopy by Whole Foods and the desire to get people to move through the mall. Mr. Semnani stated the center needed to be kept viable as well as maintain the historic nature of the structure.

Mr. Lewis explained the placement of the new proposed lights and the existing historical lights. He explained the flow of traffic on and around the property and stated the lighting would help to enhance that flow. Mr. Lewis thanked the City for helping them through the process and working with them on the project.

The Commissioners and the Applicant discussed the design and lighting of the canopy proposed for the front of Whole Foods and the light fixtures on the interior of the block.

The Commission asked if there were plans to connect with 500 South.

Mr. Lewis reviewed the developments on 500 South that would help improve the connection and feel of 500 South.

The Commission and Applicant discussed other alternatives for illumination of the canopy. It was stated that the canopy design was conceptual and not a final design.

PUBLIC HEARING [7:14:26 PM](#)

Chairperson Harding opened the Public Hearing.

The following people spoke in favor of the petition: Mr. Scott Beck, Mr. Shawn Bradley, Mr. Tom Love and Mr. Brian Fetzer.

The following comments were made:

- Trolley Square was a corner stone of the City
- The proposal insures the evolution and vitality of the Center
- Was a historical site not a historical area
- The canopy would enhance the lighting and provide weather protection
- Enhancements would help to draw the people into Trolley Square and make it viable again
- Safety is a must and way finding is important
- History is important but the future is important as well
- Lighting is extremely good for Trolley Square

Chairperson Harding read the following comments:

- Ms. DeEita Barta– I believe the blue lighting is not congruent with the look and it is too modern looking.

Chairperson Harding closed the Public Hearing.

Mr. Lewis stated the color of the lights were optional and could be white if so desired. He stated the covering in the alley would encourage pedestrian flow through the mall. Mr. Lewis stated the site had history but the history of the structure had changed over the years.

Mr. Semnani stated a museum of Trolley Square would be added to the building in the future.

DISCUSSION [7:25:31 PM](#)

The Commission stated and discussed the following:

- Lighting of the canopy
- Use of traditional stand alone lights rather than what was presented
- Modifications to the canopy design
- Project elements were insightfully done and the project was close to being complete
- The possibility of tabling the questionable issues for further review
- The use of the iconic lighting would work with the structure for connection and walkability, as the light posts would link the new with the old on the site

- Whether approval should be delegated to Staff to approve the final plans or if the Commission wanted to review the final proposal

MOTION [7:38:58 PM](#)

Commissioner Shepherd stated regarding Trolley Square Site Improvements, PLNHL2013-01006, based on some of the findings listed in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission grant the request for a Certificate of Appropriateness for items A through E as listed in the Staff Report and approve conceptually the design element of the covered canopy and the light fixtures in the plaza leading from 500 South to be presented as further developed at a future meeting. Commissioner Shepherd stated the fact that the canopy and light fixture elements clearly differentiated from the historical features, were not attached or impacting the historic building or structures, and were a design clearly of their own time and not historically replicated should be allowed and for those items (the canopies and stand alone lighting) to be brought back to the Commission for final consideration and acceptance depending on the final resolution and design development.

Commissioner Hart clarified the motion was to approve everything but items F (canopies) and G (light fixtures), as listed in the Staff report, and recommending that items F and G are brought back to the Commission for further review.

Commissioner Shepherd stated the request was to bring back the canopies and the light fixtures after the architect had fully designed them for the Commission's final review and decision.

Commissioner Funk seconded the motion.

Staff stated lighting in the other corridors was recommended for approval. Ms. Pickering stated if the Commission wanted the canopy lighting and canopy design to match throughout the property, the Commission should require all the canopies and their lighting and all freestanding light fixtures to come back for further review.

Commissioner Shepherd amended the motion to include all the canopies and their lighting as well as the free standing light fixtures throughout the project be brought back to the Commission for further review and decision.

Commissioner Funk seconded the amendment.

The motion passed unanimously.

[7:44:56 PM](#)

The Commission took a short break.

[7:52:12 PM](#)

Smith's Monument Sign at 402 6th Avenue - Smith's Grocery Store represented by Richard Forsyth, is requesting Historic Landmark Commission approval to modify an existing monument sign facing E Street at the above listed address. The proposal would convert the sign from externally illuminated to internally illuminate. No changes to the size or shape of the sign are proposed. The property is zoned CB (Community Business). This type of project must be reviewed for a Certificate of Appropriateness for construction in a Historic District. The subject property is within Council District 3, represented by Stan Penfold (Staff contact: Staff contact: Janice Lew at (801) 535-7625 or janice.lew@slcgov.com Case number: PLNHLC2013-00558)

Ms. Michael Oktay, Planning Manager, 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.

Mr. Ben Forsyth, Property Manager, stated the proposal would elevate the issue with the lights being repeatedly damaged and the sign would be turned off after the shops closed for the evening.

The Commission and Applicant discussed the signage for the property and the lighting of the signs. They discussed installation of LED Lights in the ground, the issues with the lights and the cost.

PUBLIC HEARING [7:57:56 PM](#)

Chairperson Harding opened the Public

Ms. Cindy Cromer stated vandalism was not part of the guidelines or standards for review. She stated the best thing would be to put surveillance on the sign, protect the lights, remove the heat source and the fact that the sign was lit made it a target for graffiti.

Chairperson Harding closed the Public Hearing.

The Applicant stated the sign was graffitied frequently therefore that was not the only purpose for the change in lighting.

DISCUSSION [7:59:41 PM](#)

The Commission stated there were ways to lower or hide the lighting to make it more durable.

MOTION [8:00:23 PM](#)

Commissioner Richardson stated regarding PLNHLC2013-0558, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission deny the Certificate of Appropriateness to internally illuminate the monument sign at 402 East 6th Ave. Commissioner Brennan seconded the motion.

Commissioner Thuet stated the solution may be to move the external illumination off the ground.

The motion passed unanimously.

[8:01:48 PM](#)

South Temple Reconnaissance Level Survey Update - The buildings in the South Temple Historic District were recently re-evaluated as part of an amendment to the National Register of Historic Places Registration Form for the district and the Historic Landmark Commission will consider accepting the final report of the survey. The district extends along South Temple from approximately 100 East to 1350 East. The subject property is within City Council District 3, represented by Stan Penfold and City Council District 4, represented by Luke Garrott. (Staff contact: Janice Lew at (801) 535-7625 or janice.lew@slcgov.com.)

Ms. Michaela Oktay, Planning Manager, reviewed the survey as presented in the memorandum (located in the Case File). She stated Staff was recommending the Historic Landmark Commission accept the survey.

PUBLIC HEARING [8:03:11 PM](#)

Chairperson Harding opened the Public Hearing.

Mr. Scott Anderson stated 30 S Street was the stable, compound and carriage house to 1205 East South Temple. He stated the survey neglected to recognize the connection to the stable and house and, he recommend that the boundary line be adjusted in the survey

and the property's history reconnected.

Mr. Tyler Buswell asked for clarification on what properties had gone from contributing to non-contributing and what changes relating to the rating of each property were between the last survey and this survey.

Staff stated the information would be sent to Mr. Buswell.

Chairperson Harding closed the Public Hearing.

DISCUSSION [8:05:28 PM](#)

The Commission and Staff discussed what would be involved to include the carriage house in the South Temple Historic District. Staff stated it would require a zoning map change request from the Property Owner but the survey could reflect the connection without changing the historic district boundaries.

The Commission and Staff discussed the acronyms in the survey.

MOTION [8:08:21 PM](#)

Commissioner Hart stated regarding the 2013 South Temple Historic District Reconnaissance Level Survey, based on the findings listed in the report, testimony and plans presented, she moved that the Historic Landmark Commission accept the survey as presented with the addition that 30 S street be added to the survey as it originally belonged to 1205 East South Temple. Commissioner Funk seconded the motion. The motion passed unanimously

REPORT OF THE DIRECTOR [8:09:10 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, reviewed the process for Special Exceptions, the proposed changes to the process and the Historic Landmark Commission's role in approving Special Exceptions. She explained the issues with the current process and the proposal to streamline the approvals. Ms. Coffey reviewed what would be approved by Staff and the items that would require the Commission's approval.

The Commission stated they would like to see the proposal in writing including what items would come to the Commission or what would be approved administratively. Ms. Coffey agreed to bring the information to the next Commission meeting.

Ms. Coffey reviewed the Brooks Arcade delisting proposal and stated the building was significantly altered with only the front façade remaining. She stated that the Division of State History allows comments to be made relating to the delisting of the property from

the National Register of Historic Places. The Commission has thirty (30) days to respond.

The Commission and Staff discussed if the property was locally listed and why the property owner would want to delist the property from the National Register. The Commission and Staff discussed the criteria for National Register Designation. They discussed who was requesting the property be delisted. The Commission and Staff discussed the importance of the façade and if there was an easement to guarantee protection of the façade.

Staff stated they could research the property and bring the information to the March meeting for the Commission to review. Staff stated the Heritage Foundation has also been asked to comment on the issue.

The Commission and Staff discussed the timeline for a response to the request.

The meeting stood adjourned at [8:20:35 PM](#)