

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Room 326, 451 South State Street
August 7, 2014**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:30:32 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; Commissioners Thomas Brennan, Robert McClintic, Rachel Quist, David Richardson and Heather Thuet. Commissioner Charles Shepherd was excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; Thomas Irvin, Principal Planner; Katia Pace, Principal Planner; Maryann Pickering, Principal Planner; Tracy Tran, Principal Planner; Amy Thompson, Associate Planner; Michelle Moeller, Senior Secretary and Paul Nielson, Senior City Attorney.

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.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Historic Landmark Commissioners present were: Sheleigh Harding, Robert McClintic, Thomas Brennan and Rachel Quist. Staff members in attendance were Michaela Oktay, Lex Traughber, Maryann Pickering, Katia Pace, Amy Thompson and Tracy Tran.

The following locations were visited:

- **Almond Street**- Staff gave an overview of the proposal and project history.
- **Rueben Garage**- Staff gave an overview of the proposal and discussed the noncontributing status of the property.
- **Fowles** - Staff gave an overview of the proposal and clarified that the property owner was not under enforcement.
- **Jimmy Johns**- Staff gave an overview of the proposal and Staff's recommendation.
- **Keilbaugh Parkstrip boxes**- Staff gave an overview of the proposal, the recommendation from Staff and discussed the zoning of the property.
- **McIntyre House**- Staff gave an overview of the proposal, clarified the window questions, no actual speakeasy/bar use but was proposed living space for residents only, in carriage house.

- **Fern Street-** Staff gave an overview of the proposal, discussed the options and clarified the proposal details.

The Commission honored and thanked former Commissioner Arla Funk for her service to the City of Salt Lake.

APPROVAL OF THE JUNE 5, 2014 MINUTES [5:32:05 PM](#)

MOTION [5:32:13 PM](#)

Commissioner Brennan moved to approve the minutes from June 5, 2014. Commissioner McClintic seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:32:22 PM](#)

Chairperson Harding stated she had nothing to report.

DIRECTOR'S REPORT [5:32:34 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, stated the agenda noted a new Chair and Vice Chair would be chosen for the Commission at the September 4, meeting.

DISCUSSION [5:32:48 PM](#)

[Publik Coffee House at approximately 502 E. Third Avenue](#) - A request by Warren Lloyd, applicant, for a one year extension of the approval received last July. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)

Ms. Maryann Pickering, Principal Planner, reviewed the plan as presented (located in the case file). She stated Staff was recommending that the Historic Landmark Commission approve an extension to the petition.

The Commission and Staff discussed the process for approving the extension.

Motion [5:33:47 PM](#)

Commission Richardson move to approve the one year extension for the Publik Coffee House. Commissioner McClintic seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS [5:34:07 PM](#)

Chairperson Harding opened the Public Comment period for items not on the agenda. Seeing no one in the audience wished to speak; Chairperson Harding closed the Public Comment period.

PUBLIC HEARINGS [5:34:29 PM](#)

[Almond Street Properties, LLC, located at approximately 289 N. Almond Street](#) - A request for approval from the City to develop nine (9) townhomes and twenty (20) condominium units on the subject property. Currently, the property is vacant and is zoned RMF-45 (Moderate/High Density Multifamily Residential). This project is being reviewed by the Historic Landmark Commission because it is new construction in the Capitol Hill Historic

District. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case number PLNHLC2013-00845

Mr. Lex Traughber, 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 approve the request.

The Commission and Staff discussed the previous projects approved for the property.

Mr. Jacob Ballsteadt, Garbett Homes, reviewed the proposal and property history, public input, aspects of the proposal that enhanced the site and how the proposal met the standards.

Mr. Tyler Kirk, Think Architecture, reviewed the history of the area, the architectural features, energy efficiency, the stepping and grade changes for the proposal. He stated they would promote sustainability on the property and through the proposal. Mr. Kirk reviewed the walkability and pathways through the project.

The Commission and Applicant discussed the following:

- If public spaces would be located between the proposed buildings.
 - Yes there would be green space between the buildings.
- How the slop and grading in the area between the buildings would be addressed.
 - Retaining walls and leveling would address the grade and slope changes.
- The general walkability of the site.

PUBLIC HEARING [5:52:01 PM](#)

Chairperson Harding opened the Public Hearing.

The following individual spoke to the petition: Ms. Cindy Cromer

The following comments were made:

- Delighted to see something moving forward on the site.
- View of the project from the south was rather blank and should be addressed.
- Great presentation and very clear how the project will look in the area.

Chairperson Harding closed the Public Hearing.

Mr. Kirk stated the area in question was a firewall however; the wall area would be stepped back and hardly visible from the street. He stated there were windows on the portion of the wall that jutted out.

The Commission commended the Applicant on a job well done and addressing the site in a pleasing manner.

The Commission discussed the materials for the project, the garage doors, and how all the items fit with the proposal and met the standards.

MOTION [6:00:42 PM](#)

Commissioner McClintic stated regarding PLNHLC2013-00845, 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 289 N. Almond Street; subject to the conditions of approval listed in the Staff Report. Commissioner Brennan seconded the motion. The motion passed unanimously.

[6:02:25 PM](#)

[Rueben Garage and Addition at approximately 114 Hillside Avenue](#) - A request by Thomas White, architect, for a detached garage and an upper level addition to a noncontributing structure. The property is located in the Capitol Hill Historic District. This request will require a special exception because the garage is proposed to be located closer than twenty feet (20') to a public sidewalk. The subject property is located in the RMF-35 (Moderate Density Multifamily Residential) zoning district in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace, 801 535-6354 or katia.pace@slcgov.com.) Case number PLNHLC2014-00364 and PLNHLC2014-00482

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 approve the petition subject to the condition listed in the Staff Report.

The Commission and Staff discussed the following:

- The requested “NO Parking” sign size, its necessity and potential quality.
 - Staff would address the issue with Transportation and see if there were options to eliminate the sign.
- If options had been reviewed to put the garage in another location.
 - Staff stated the slope of the lot was substantial and it made it difficult to place the garage in another location farther back on the property.

Mr. Thomas White, Architect, stated they were committed to working within the parameters of the historic area and gave reason for the location of the proposed garage. He agreed the “NO Parking” sign would detract from the project as it did not seem necessary.

The Commission and Applicant discussed the building materials for the proposal. The Applicant stated it was the intent to match the color and texture of the existing materials.

PUBLIC HEARING [6:16:02 PM](#)

Chairperson Harding opened the Public Hearing.

The following individuals spoke to the petition: Mr. Bryson Garbett and Mr. Lewis Ulrich.

The following comments were made:

- Support for the proposal.
- Design fit with the layout of the property.
- There was a value in the front porch and moving the garage back would be detrimental to the view from the porch and the property.

Chairperson Harding closed the Public Hearing.

The Commission discussed the following:

- Neighbor's support of the project, the only hold up would be not using the right materials.
 - Could be addressed in the motion.
- Request for Staff to work with Transportation regarding the "NO Parking" sign.
 - Include language stating the sign was not appropriate for a Historic District in the motion.

MOTION [6:19:36 PM](#)

Commissioner Richardson stated regarding PLNHLC2014-00364 and PLNHLC2014-00482, 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 new detached garage and upper level addition for the residence at 114 E. Hillside Avenue with the following conditions:

- 1. That there be no "No Parking" sign.**
- 2. That the materials of the addition and the garage match as close as possible to those of the existing structure.**

Commissioner Quist seconded the motion.

Mr. Paul Neilson, City Attorney stated the Commission could not base the motion on conditions that conflicted with conditions made by another City Department as it would effectively nullify the approval.

Commissioner Richardson amended condition one to state if a "NO Parking" sign was necessary it should be minimal, appropriate and be reviewed by Staff. Commissioner Quist seconded the amendment. The motion passed unanimously.

[6:21:28 PM](#)

[Love Solar Panels at approximately 659 E. 900 South](#) - A request by John Conde, contractor, to install solar panels on the roof of the house located at approximately 659 East 900 South and in the Central City Historic District. This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission. It will also require an approval for a Special Exception because the proposed panels will be closer than (6') feet from the property line. The subject property is located in the RMF-30 (Low Density Multifamily Residential) zoning district in City Council District 4, represented by Luke Garrott. (Staff contact: Katia Pace, (801) 535-6354 or katia.pace@slcgov.com.) Case number PLNHLC2014-00363

Chairperson Harding stated this item had been postponed.

Ms. Coffey stated the reason for the postponement was there were possible changes to the solar panels that would change the overall proposal.

[6:22:14 PM](#)

[Jimmy John's Pole Sign at approximately 605 E. 400 South](#) - Matt Gilbert from Isignz & Awnings is requesting approval to attach additional signage to an existing nonconforming pole sign for Jimmy John's Gourmet Sandwiches. The proposal includes placing circular signs on either side of the ice cream cone. The subject property is noncontributing site located in the Central City Historic District, and in City Council District 4, represented by Luke Garrott. (Staff contact: Thomas Irvin, (801) 535-7932, or thomas.irvin@slcgov.com.) Case number PLNHLC2014-00191

Mr. Thomas Irvin, Principal 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 deny the petition as presented.

Mr. Matt Gilbert, Isignz & Awnings, stated it was disconcerting to have the proposal be denied. He stated the existing sign was an icon in the City and there was Historical value to the sign and the addition of the Jimmy Johns sign did not detract from the sign but added additional value to the business.

Mr. Darin Orton, Jimmy Johns, reviewed the proposal and history of the sign. He stated they were looking to enhancing the use of the sign and to make it work for the existing business. Mr. Orton asked the Commission what the intent of the discussion would be and what the options were for the sign.

The Commission, Staff and Applicant discussed

- If the Jimmy Johns signs could be lowered, on the ice cream cone, to fit within the standards and Special Exception requirements.
 - Staff stated it could be requested under the Special Exception process. The reason it was a Special Exception was that it increased the amount of actual signage on the pole sign.
- The Applicant stated they were open to whatever needed to be done to allow the sign to remain.
- What the Commission could approve, the spirit and the intent of the special exception for historic signs, that the sign was not historic but non-contributing, and what was considered expanding the sign under the non-complying chapter of the zoning ordinance.
- The history of the ice cream cone sign.

PUBLIC HEARING [6:36:12 PM](#)

Chairperson Harding opened the Public Hearing.

The following individual spoke to the petition: Ms. Cindy Cromer.

The following comments were made:

- The issue was not the location of the sign but that it is in a historic district. The issue was that the existing sign was non-complying and the addition of the signage increased the nonconformity which was not allowed.
- Sign was not a historic artifact.
- Need to minimize the non-complying and non-conforming qualities within the TSA Zone.

Chairperson Harding closed the Public Hearing.

Mr. Orton reviewed the options for Jimmy Johns to make the sign work for the business. He stated they were not looking to change the existing conditions as the ice cream cone sign would remain with or without the Jimmy Johns logo.

The Commission asked if it would be ok if the sign was smaller and lower to fit in with the cone area.

Staff stated the Commission had the authority to approve a Special Exception to allow signage that fit within the theme of the district or was historic. He said this was a non-conforming site and non-contributing structure that was trying to get more signage which was not appropriate for the area. Staff stated a finding would be necessary stating the sign was appropriate from a Historical Landmark perspective however; it could be setting precedence if this petition were approved.

The Commission stated the original intent of the sign was to indicate the nature of the business, ice cream, and now it was disconnected from the business. By tying it back in would give purpose to the original sign.

Staff stated had the current retailer removed the sign and installed a new sign it would not be allowed, therefore, it should not be allowed just because it exists.

The Commission and Staff discussed the following:

- Allowing a Special Exception for the site.
- The signs association between the former and current businesses. There was none.
- Sign was iconic but a nonconforming sign.
- That the Proposal was to expand the sign which did not meet the sign ordinance.

MOTION [6:43:35 PM](#)

Commissioner McClintic stated regarding PLNHLC2014-00191, based on the analysis and findings listed in the Staff Report, testimony and the proposal presented, he moved that the Historic Landmark Commission deny the request to install additional signage on the existing nonconforming pole sign. Commissioner Richardson seconded the motion. The motion passed unanimously.

[6:44:47 PM](#)

Keilbaugh Park Strip Raised Garden Beds at approximately 584 E. Third Avenue - A request by Heidi Keilbaugh, the property owner, to approve eleven (11) raised garden beds in the public right-of-way utilizing both park strips located adjacent to the property at approximately 584 E 3rd Avenue. The Applicant is requesting authorization to allow seven (7) existing raised planter beds in the park strip to the east of the property on I street, and is requesting permission to construct (4) additional raised beds—two (2) additional 3'X7' raised beds in the east parking strip on I street, and two (2) additional 3'X8' raised beds on the parking strip north of the subject property on 3rd Avenue. The purpose of the raised beds is for growing flowers and vegetables. The proposed raised garden beds would be twelve inches (12") in height and constructed of wood. The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district in City Council District 3, represented by Stan Penfold. (Staff contact: Amy Thompson, (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNHLC2014-00334

Ms. Amy Thompson, Associate 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 deny the petition as presented.

Chairperson Harding asked if the Commission could make a blanket recommendation on planter boxes as requested.

Mr. Nielson stated it would be best to limit the discussion to if the petition met the standards and if the Commission would like make a second motion to review and change the policies that would be appropriate.

Ms. Coffey asked the Commission to give direction to Staff on how to address similar issues with planter boxes in the future.

Ms. Heidi Keilbaugh, property owner, gave a history of the proposal. She stated she plants flowers and vegetables in the existing planter boxes and the raised beds would deter from animals using the area.

The Commission and Applicant discussed the following:

- If the subject area was the only place for gardening on the property.
 - This was the best place for gardening as it received the most sun.

PUBLIC HEARING

Chairperson Harding opened the Public Hearing.

The following individuals spoke to the petition: Ms. Cindy Cromer, Mr. Paul Etuk, Mr. David Schutt and Mr. Timmi Cruz.

The following comments were made:

- Guidelines for historic landscapes need to be developed.
- Raised beds are temporary and should not block site lines.
- Raised beds fit with the area and should be allowed.
- The Commission may see a lot of push back from the City Council if these were not allowed.
- Important for people to have ability to grow food and was a good use for the subject property.
- Created a positive place and area for the neighborhood to gather.
- Other neighborhoods would like to use the park strips in the same manner.
- Other Cities are using their green spaces in efficient ways such as gardening.
- Documentaries such as “Green Gold” and “Greening the Desert” may help to promote ways of enhancing and using these green spaces.

Chairperson Harding closed the Public Hearing.

Ms. Keilbaugh stated there was an educational aspect to gardening.

The Commission discussed and stated the following:

- The concept should be kept in mind that the petition set precedence.
- There was a limitation to structural encroachment on public space.
- There are other ways to address gardening and use of the park strip.
- The City was experiencing a new urban movement and if zero-scape was allow then the Commission should be tolerant of gardens.
- Repurposing historic areas was the only salvation of ensuring their existence in the future.
- The Commission should develop guidelines for park strip landscaping.
- There are currently raised planters in historic districts some are more permanent than others.
- Encouraged Staff to work on guidelines incorporating all department comments.

Ms. Coffey stated if the Commission felt it was appropriate then Staff would work on guidelines however the Commission could make a motion that planter boxes were not appropriate in park strips.

The Commission discussed what should be allowed in the park strips and what the guidelines should be. They discussed how to encourage urban gardening but discourage obtrusive structures in park strips.

Ms. Coffey stated gardening in park strips was allowed and there are current petitions to address height and site lines for gardens in park strips. She stated there were safety concerns about planting in park strips that needed to be addressed. Ms. Coffey stated Staff would look into developing guidelines for planter boxes in park strips if the Commission directed them to do so.

The Commission discussed what language to use to approve the petition.

MOTION [7:12:54 PM](#)

Commissioner McClintic stated regarding PLNHLC2014-00334, not consistent with the Staff recommendation, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission approve the request for a Certificate of Appropriateness to allow a Raised Planter Beds in the Park Strip at 584 E 3rd Avenue as established based on the following:

- 1. Historical materials were not being removed.**
- 2. Temporary nature of the boxes would allow for the historic character of the property to be retained and preserved.**
- 3. Integrity of the structure would not be impaired.**
- 4. With the following stipulation that the boxes be constructed of a wood material, no higher than twelve inches and that the elevated structures be no closer than twelve inches to either curbside or sidewalk.**

Ms. Coffey stated this was a request to legalize seven planter boxes and add four additional boxes. She asked if the Commission was approving all of the requested boxes.

Commissioner McClintic stated that was the intent of the motion.

Commissioner Brennan seconded the motion. The motion passed unanimously.

[7:16:26 PM](#)

[Fern Street Solar Panels at approximately 210 W. Fern Street](#) - Garrett Jensen, representing Go Solar, is requesting approval from the City to locate solar panels on the front plane of a single-family residence located in the Capitol Hill Historic District. This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission. The subject property is within Council District #3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.) Case Number PLNHLC2014-00396

Ms. Maryann Pickering, 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 as presented.

The Commission and Staff discussed the orientation of the home on the lot.

Mr. Garrett Jensen, Go Solar, reviewed the proposal, layout and location of the proposed solar panels.

The Commission and Applicant discussed the placement, layout and number of the solar panels.

The Commission stated the panels should be oriented in the same direction and in a symmetrical pattern.

PUBLIC HEARING [7:24:52 PM](#)

Chairperson Harding opened the Public Hearing, seeing no one in the audience wished to speak; Chairperson Harding closed the Public Hearing.

Staff stated they had received one phone call against the proposal.

The Commission discussed the following:

- The placement, layout and number of the solar panels.
 - Should be oriented in the same direction and in a symmetrical pattern.
- The visual impact of the panels on the home.

MOTION [7:29:33 PM](#)

Commissioner Brennan stated regarding PLNHLC2014-00396, 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 a minor alteration for the installation of a small solar energy collection system on the roof of the front gable and visible from the public right-of-way for the residence at 210 W. Fern Street. With the following modifications:

1. That the panels are oriented consistently on both the east and west faces of the roof.
2. That placement was consistent with dimensions from the eaves and the setbacks from the front of the home which may reduce the number of panels requested in the proposal.

Commissioner McClintic seconded the motion.

The Commission discussed allowing panels on the south side of the roof. It was stated that allowing items on the street facing façade was discouraged in historic districts.

The motion passed unanimously.

[7:32:26 PM](#)

[Fowles Front Yard Terracing at approximately 259 S. 1200 East](#) - A request by Jeri Fowles, the property owner, for approval to construct a terraced retaining wall in the front yard of the property located at approximately 259 S 1200 East. The property is a single family residence located in the University Historic District. The proposal includes grading of a portion of the front yard to create two level garden areas, and construction of a new terraced retaining wall to contain the raised garden areas. This type of project must be reviewed as a Minor Alteration by the Historic Landmark Commission. The subject property is located in the R-2 (Single and Two-Family Residential) zoning district in City Council District 4, represented by Luke Garrott. (Staff contact: Amy Thompson, (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNHLC2014-00362

Ms. Amy Thompson, Associate 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 deny the petition as presented.

The Commission and Staff clarified the request and the proposed materials for the project.

Ms. Jeri Fowles, property owner, gave a history of the property and the misunderstanding of building the terracing without a permit. She reviewed the reasoning behind the proposal and the improvement it would be to her property. Ms. Fowles stated the terracing would add to the streetscape and not detract from it as there were many different landscapes in front yards along the street. She stated her neighbors supported the proposal.

The Commission and Applicant discussed if the proposed materials were final.

The Applicant stated she was open to using other materials but would prefer not to use concrete as it was cost prohibitive.

PUBLIC HEARING [7:41:49 PM](#)

Chairperson Harding opened the Public Hearing.

The following individual spoke to the petition: Ms. Cindy Cromer.

The following comments were made:

- Area was extraordinary for the streetscape and consistency of the streetscape.
- The proposal was a dramatic shift away from the historic streetscape.
- Streetscape consistency and history was part of the character of the neighborhood.
- Terracing was nonreversible and permanent and was not a trend in the neighborhood.
- Scale of project was large and was not the solution to conserving water.
- Materials were inappropriate for the neighborhood.
- Maintenance would be an issue for future home owners.

Commissioner Quist asked Ms. Cromer if the grass was a key aspect to the historic landscape.

Ms. Cromer stated the grass was not a key aspect as there were many alternative ground covers that were water efficient. She stated the proposal was altering the land form as it was in the spine/best part of the historic district, the topography and consistency was extremely important in that area.

Chairperson Harding closed the Public Hearing.

Ms. Fowles stated there was not consistency on the street and if the slope was kept, allowing different people to have different plants could be considered as not keeping the consistency in the

neighborhood.

Ms. Coffey stated the proposal did not relate to the type of landscaping, the issue was the design of the streetscape.

The Commission discussed and stated the following:

- The subject street was the hallmark of the University District.
- The consistent slope was not being changed, the actual grade of the property was uniform.
- The terracing was consistent with the stepping of the existing landscape.
- The retaining wall with the caps would be different from existing terracing.
 - It would add to the look of the terracing and tie it into the home.
- Materials should be reconsidered and made to fit with the style and color of the home, brick draws attention to the yard.
- Natural block that tends to be disappear should be considered instead of the proposed brick.
- Architecture of the home should not be mimicked.
- Pillars at the top of the stairs did not fit with the design.
- Structure should be down played and slope should be maintained through the planting.
- Demand for this type of landscaping in historic districts.

MOTION [7:53:07 PM](#)

Commissioner Brennan stated regarding PLNHL2014-00362, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for a Terraced Front Yard at 259 South 1200 East as requested with the following conditions:

- 1. That the Applicant use a natural, colored material that did not call attention to itself.**
- 2. That the proposed pillars be removed from the scope of the project.**
- 3. That the Applicant work with Staff to finalize design.**

Based on the standards two, five, eight and nine as listed in the Staff Report:

- **Proposed changes did not impact the historic purpose or use, the changes are minimal in effecting the defining characteristics of the building and its environment.**
- **The historic character of a property shall be retained and preserved and the proposed materials for the terracing shall not include removal of historic material or alterations of features that characterize the property.**
- **The slope was being retained which was a characteristic of the neighborhood**
- **The materials for the terracing do not mimic the historic character of the historic structure and the scale of eighteen inches disappeared within the landscaping of the proposed plan.**

Commissioner McClintic seconded the motion. The motion passed unanimously.

Commissioner Richardson recused himself as this was his project.

Mr. Nielson stated Commissioner Richardson did not attend the field trip prior to the meeting.

[7:58:36 PM](#)

[McIntyre House Addition at approximately 259 E. 7th Ave](#) - David Richardson, Architect, is requesting approval from the City to construct a two-story addition that will connect the main house to the carriage house with an elevated covered walkway at the above listed address. Currently the property is zoned SR-1A (Special Development Pattern Residential Zoning District) and the property is listed as a City Landmark Site. The project must be reviewed by the Historic Landmark Commission because it is substantial alteration to a landmark site. The subject property is within Council District 3, represented by Stan Penfold. (Staff Contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLNHL2014-00424

Ms. Tracy Tran, 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 deny the petition as presented subject to the conditions listed in the Staff Report.

The Commission and Staff discussed the following:

- Clarified the proposal for the mudroom.
- Existing stairway to the carriage house would not provide adequate egress from the space. The proposal would provide the egress making the space usable.

Mr. Randy Padawer, Property Owner, gave a history of the property.

Mr. Steven Rick, Architect, gave an overview of the proposal and asked the Commission to approve the petition as presented.

PUBLIC HEARING [8:22:31 PM](#)

Chairperson Harding opened the Public Hearing.

The following individuals spoke to the petition: Mr. Michael Reed and Ms. Cindy Cromer.

The following comments were made:

- Connecting the home to the carriage house would be historically inappropriate.
- It was great that the structure was being returned to a single family home and not used for commercial use.
- Building should be kept as is and separate from the carriage house.
- If the buildings are linked the connections should be diminished in mass, transparency and read as an addition not represented as part of the original concept.
- There was no way obstructing the carriage house could be justified.
- South facing dormer distracts from the architectural detail on the carriage house.

Chairperson Harding closed the Public Hearing.

The Applicants stated they are trying to be sensitive in connecting the buildings. They stated the issue was how to make the second story of the carriage house useable.

Staff stated she received a phone call opposing the connection to the carriage house.

The Commission, Staff and Applicant discussed the following:

- The Special Exceptions and process for approval.
 - Item was not noticed for the Special Exceptions however, it could be approved administratively after the Special Exception process was followed.

The Commission discussed and stated the following:

- Did not agree with the connection to the carriage house.
- Two view sheds are a concern with this proposal.
- Very few carriage houses left in Salt Lake City.
- Connecting these structures would overtime destroy the historic integrity of the property, a Landmark site.
- Bridge could potentially be added if the impact was diminished, but deteriorated from the historic use. Proposal could have gone further.
- If an architectural subcommittee would benefit the proposal, if tabling the issue would be appropriate or if a motion should be made.
- Proposal was troublesome, detracted from the significance of home and carriage house.

MOTION [8:41:29 PM](#)

Commissioner Brennen stated regarding the McIntyre House Addition, PLNHL2014-00424, 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 Certificate of Appropriateness for the driveway reconfiguration and mudroom addition with the condition that the Applicant apply for a Special Exceptions for building height for the proposed mudroom addition and the Applicant work with the Transportation Division to ensure any changes to the driveway comply with city regulations, and deny the proposed Certificate of Appropriateness for the proposed elevated walkway and stairwell addition. Commissioner McClintic seconded the motion. Commissioners Brennan, McClintic and Quist voted “aye”. Commissioner Thuet voted “nay”. The motion passed 3-1.

The Commission and Staff discussed if additional Commission meetings in the upcoming months were needed. It was determined that additional meetings were not necessary.

The meeting adjourned at [8:44:34 PM](#)