

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
March 5, 2015

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:03 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 Kenton Peters, Rachel Quist, and David Richardson. Commissioners Charles Shepherd and Heather Thuet were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; David Gellner, Principal Planner; Katia Pace, Principal Planner; Tracy Tran, Principal Planner; Michelle Moeller, Administrative 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 Thomas Brennan, Rachel Quist and Kenton Peters. Staff members in attendance were Michaela Oktay, Lex Traughber, Katia Pace, David Gellner and Tracy Tran.

The following sites were visited:

- **Good Addition & Remodel** –Staff gave an overview of the proposal.
- **Deck Replacement**-Staff gave an overview of the proposal.
- **Baddley House Park Strip Structures** - Staff gave an overview of the proposal.
- **Salt Lake Country Club and Golf Course** - Staff gave an overview of the proposal.

APPROVAL OF THE FEBRUARY 5, 2015, MINUTES [5:34:49 PM](#)

MOTION [5:35:22 PM](#)

Commissioner Quist moved to approve the minutes from February 5, 2015. Commissioner Harding seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:35:37 PM](#)

Chairperson Brennan announced the Utah Heritage Foundation Conference will be held at Fort Douglas March 13 and 14.

Vice Chairperson Harding stated she had nothing to report.

DIRECTOR'S REPORT [5:36:17 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, stated she had nothing to report.

Ms. Michaela Oktay, Planning Manager, stated she had nothing to report.

PUBLIC COMMENT [5:36:31 PM](#)

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

PUBLIC HEARINGS [5:37:17 PM](#)

Tracy Aviary's Solar Trees at approximately 589 East 1300 South - Matthew Utle, representing Tracy Aviary, is requesting to install two shade structures that also serve as solar panels. The structures will be located in proximity to the Argentina (Flamingo) Exhibit. Tracy Aviary is located in Liberty Park, a Landmark Site. This project requires a Certificate of Appropriateness. The site is in the OS (Open Space) zoning district, in City Council District 5, represented by Erin Mendenhall. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.) Case number PLNHLC2015-00046

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 as presented.

Mr. Matthew Utle, Tracy Aviary, and Mr. Tim Brown, Tracy Aviary Director, reviewed the proposal and design for the solar trees. They explained the use of the trees and how they would benefit the exhibit.

The Commission and Applicant discussed the following:

- The shade would benefit both the visitors and the birds and would improve the water quality.

PUBLIC HEARING [5:43:16 PM](#)

Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer stated she supported the proposal as it had multiple purposes such as education and shade, was reversible and the proposal was for only two structures. She stated she disagreed that the structures were not compatible with the surrounding structures as it related to the Wilson Pavilion, the fencing and the flight cage that have been installed. Ms. Cromer stated there needed to be guidelines for historic landscaping to help the Commission review these types of issues.

Chairperson Brennan closed the Public Hearing.

MOTION [5:46:24 PM](#)

Commissioner Peters stated regarding PLNHLC2015-00046, based on the findings in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission approve request for a Certificate of Appropriateness for the solar trees as proposed at Tracy Aviary. Commissioner Harding seconded the motion. The motion passed unanimously.

[5:46:53 PM](#)

Good Addition & Remodel at approximately 567 East 900 South - Pamela Wells, architect, representing Brian Good, owner, is requesting an addition and renovation of a historic contributing structure. The property is located at the above listed address and in the Central City Historic District. The proposed project is to enclose a rear porch, brick-in a side original window and replace existing windows in the side and rear of the house. The subject property is located in the RMF-30 (Low Density Multi-Family 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 PLNHLC2015-00010

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 as presented.

Ms. Pamela Wells, Architect, reviewed the proposal and reason for the request to enclose the windows. She stated the side yard was not visible from the street. Ms. Wells stated enclosing the window was important for the kitchen redesign.

PUBLIC HEARING [5:53:19 PM](#)

Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer stated she lives near the home and the window was her major concern. She suggested replacing the window with opaque glass allowing the inside use to be part of the kitchen design. Ms. Cromer stated bricking up the window was not reversible and would change the look of the home.

Chairperson Brennan closed the Public Hearing.

The Commissioners, Applicant and Staff discussed the following:

- How the window could be enclosed and still allow for the desired design of the kitchen.
 - The home owner wanted exposed brick to be seen on the inside of the home and glass would not allow for that.
- The options for enclosing the window.

The Commissioners made the following observations:

- Would prefer to see wood siding used on the porch.

MOTION [5:58:27 PM](#)

Commissioner Harding stated regarding PLNHLC2015-00010, based on the findings in the Staff Report, testimony and plans presented, she moved that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for the rear porch enclosure and the replacing of the two windows in the rear and side of

the house and deny the request to brick-in the existing side window. Commissioner Quist seconded the motion. The motion passed unanimously.

[5:59:14 PM](#)

Deck Replacement at approximately 169 E. 4th Ave - Chris Ashcraft of CFC Fence & Decks, representing the property owner, Mark Barone, is requesting approval from the City to rebuild the decks located in the west side yard of the existing home located at the above listed address. Currently, the land is used residentially and is zoned SR-1A (Special Development Pattern Residential District). This request requires a Certificate of Appropriateness approval of a Minor Alteration in a Historic District and a Special Exception. 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 PLNHLC2015-00014 & 00015

- a. **Special Exception - In order to rebuild the decks, a Special Exception is required for the decks to encroach into a required side yard on the west side of the subject residence. Case number PLNHLC2015-00014**
- b. **Minor Alteration in an Historic District - In order to rebuild the deck, Minor Alteration in an Historic District approval, in the form of a Certificate of Appropriateness, is required. Case number PLNHLC2015-00015**

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 petition as presented.

Mr. Mark Barone, applicant, reviewed the project. He stated the decks were failing and the proposal was to replace those structures.

PUBLIC HEARING [6:03:04 PM](#)

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

MOTION [6:03:28 PM](#)

Commissioner Quist stated regarding PLNHLC2015-00014 and PLNHLC2015-0015, based on the findings listed in the Staff Report, testimony and plans presented, she moved that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for the replacement of the two decks in the west side yard located at approximately 169 E 4th Avenue in the Avenues Historic District. Commissioner Peters seconded the motion.

Ms. Coffey asked the Commission to clarify that the Special Exception was included in the approval.

Commissioner Quist amended the motion to state in order to rebuild the decks, a Special Exception to build in the side yard.

Commissioner Peter seconded the amendment. The motion passed unanimously.

[6:05:02 PM](#)

Baddley House Park Strip Structures at approximately 974 E 300 S - David Schutt, property owner, is requesting approval from the City for various structures in the park strip at the above listed address. The property is a historic landmark site and this work requires a Certificate of Appropriateness. Currently the land is used for a single-family home and the property is zoned R-2, Single- and Two-Family Residential District. This type of project must be reviewed as a Major Alterations Application. The subject property is within Council District 4, represented by Luke Garrott. Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case Number PLNHL2014-00789

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.

The Commission and Staff discussed the following:

- If Transportation and Public Utilities had reviewed the proposal and their comments.
 - The plan had gone through the revocable permit process (a DRT review) and items had been changed to comply with City Department technical requests.
- The status of the revocable permit.
 - It was likely pending Historic Landmark approval.
- If the petition were to meet the standards would it get the permit.
 - Yes, likely as similar to other planter box applications.
- The Commission needed to review the standards for approval and determine if the proposal met the standards.

Mr. David Schutt, applicant, reviewed the history of the site, the features of the park strip and how it fit with the history of the home. He reviewed the neighborhood petition and how the park strip enhanced the neighborhood. Mr. Schutt discussed neighbor concerns and historic concerns (copies of all documents are located in the case file). Mr. Schutt explained the structures are sound and have been inspected by a geotechnical engineer, the artistry matches that of the history of the home and that there are no safety issues with the park strip. He explained how the proposal met each standard in the ordinance.

The Commission and Applicant discussed the following:

- What was left of the friendship wall on the corner of 2nd Ave and Alta Street.
- Why was the park strip in front of the Badley house chosen for this project and why the owner bought the home.
 - Because it was his property and they wanted to incorporate community gardens on the park strip.
- If the home owner knew the home was historical when he purchased it.

PUBLIC HEARING [6:32:17 PM](#)

Chairperson Brennan opened the Public Hearing.

The following individuals spoke in favor of the petition: Ms. Laurie Balfe, Mr. Niko Haukebo, Mr. Franz Kofler, Ms. Heidi Keilbough, Mr. Josh Bross, Mr. Paul Etuk, Ms. Jasmine Back, Mr. Chris David, Mr. Jackson Disbrow, Ms. Erika England, Mr. Aaron Johnson, Mr. Paul Overall, Ms. Mary Lee Hall, Mr. Aaron Grimshaw, Mr. Michael Cundick and Ms. Trista Nobel.

The following comments were made:

- The design of the park strip did not deter from the historic house.
- Drew people in and helped to educate them about the historic home and area.
- Structure did not hinder sight lines on the street.
- Added to the home and reflected the history of the neighborhood.
- Structures are sound and safe.
- The addition to the park strip showcased the best way to preserve our history with returning to gardening and community.
- Different crops were grown in the park strip and helped grow the sense of community.
- Preserving the idea of community should be important.
- Garden created a magical place for the community to gather and come together.
- The Garden gives freedom to people and was a great attribute to the community.
- Historical tribute to the historical home.
- Measure of sustainability with growing own food and saving water.
- If it was a matter of compliance, was there a way to work with the homeowner to make the design better fit the area.
- Promoted water wise planting.
- Everyone should work toward a win-win for the community and city.
- Great asset for public engagement.
- Benches and design bring people together.
- Rocks are specifically from Utah and showcase the history of the state.

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

The following comments were made:

- The Commission needed to decide if they could make findings that could be transferred to other landmark sites and historic districts.
- Respected the craftsmanship and the stones but they are on public property.
- The neighborhood has been proposed as the expansion of the University Historic District since 1991.
- The current four way stop was installed because of hazards at the intersections.
- There was no need for a gathering place as there are two public parks in very close proximity to the property.

- The intersection was very busy and the garden was a distraction to the traffic in the area.
- Some of the items could remain but the types of uses, gatherings and parties that have occurred in the park strip were not appropriate.
- The current visual intensity distracted from the house.

The Commission received cards from the following individuals in support of the project who did not wish to speak: Ms. Bonnie Macri, Mr. Mark Spicer, Mr. Johnny Spicer, Ms. Debbie Highsmith, Mr. Evan Schutt, Mr. Rad Hegbloom, Ms. Evana Maurant and Mr. David Spicer.

Chairperson Brennan closed the Public Hearing.

Mr. Schutt, applicant, thanked his supporters and stated if anyone had issues with the project he would be happy to address them.

The Commissioners and Staff discussed the following:

- If a subcommittee should be held to modify the design to better fit the standards.
- Gardening and zeroscaping is allowed in the park strip.
- What the issues were and what the Commission was reviewing.
 - The structures
 - The ability to traverse the park strip.
 - Sight lines
 - Gardening is allowed
 - Grass is not a requirement
 - Height of plants
 - Health of the street trees.
- What existed that could be approved and how could the Commission address those issues.
- The standards for approval and what was historical.
- The Commission has tried, with other projects, to keep the plants and structures under the heights of plants while working with the properties.
- The Commission reviewed the standards for approval.
- The park strip design did not compete with the historical home.
- The history of park strips.
- What distinctive features, finishes or construction techniques needed to be preserved from the original park strip.
 - The open space.
- This is a landmark site, it is not located in a historic district so there was a little more difficulty in determining what standards applied to the petition.
- The property lines.
- The process the Applicant would have to go through for the revocable permit and the standards for that permit.

- The text amendment, reviewed by the Planning Commission, regarding structures and plants in the park strips. The Historic Landmark Commission also provided recommendations.
- How the design fit and did not fit the standards.

The Commissioners made the following observations:

- The basis for the historical concern was the fact that it was not a grass park strip and so it was not historical but how historical were grass park strips.
- It would be nice to have a Commissioner that was a landscape architect.
- Neighboring properties could potentially host the park strip design but because the house was historic it may not be allowed due to the standards
- The positive was that it could be removed.

The Commission and Applicant discussed if they were willing to hold a Subcommittee meeting to review the petition in greater detail and to find ways to address the concerns of Staff and the Commission.

Commissioner Harding stated the opinion of the subcommittee cannot not reflect the Commission's or City's opinion as a whole but it could be a step forward.

Commissioners Quist, Peters and Harding volunteered to be on the subcommittee.

MOTION [7:30:38 PM](#)

Commissioner Richardson moved to table the petition to allow for a Subcommittee meeting to address the concerns of Staff and the Commission. Commissioner Harding seconded the motion. The motion passed unanimously.

[7:31:07 PM](#)

Salt Lake Country Club and Golf Course at approximately 2375 South 900 East - The State Historic Preservation Office (SHPO) is soliciting comments from the Historic Landmark Commission regarding listing the Salt Lake Country Club and Golf Course (Forest Dale Golf Course) to the National Register of Historic Places. The property is in the OS (Open Space) zoning district located within Council District 7, represented by Lisa Adams. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.)

Ms. Oktay stated the Applicant had to leave the meeting but wanted Staff to state that the club house was currently on the local register and the application completed the landscape and its history.

Mr. David Gellner, 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 approve the petition as presented.

The Commission and Staff discussed the following

- If the national designation restrict the property from future development.
 - There would not be any restrictions on the property.
- The purpose of the nomination.
- Why the two parcels recommended by Staff to be potentially left out of the proposal.
- The proposed fire station would not detract from the club house because it was a policy of the City to require sympathetic designs near landmark sites.
- Golf course had been changed over time so it was not a historic landscape.
 - The fact that the parcel has been a golf course throughout history gave it its historical value.

PUBLIC HEARING [7:47:11 PM](#)

Chairperson Brennan opened the Public Hearing.

The following individuals spoke in favor of the petition: Mr. Will Coker

The following comments were made:

- The recognition for the golf course was important and should be celebrated.
- The golf course was the oldest active course in Utah.
- The surrounding neighborhood was named after the golf course and the course was the heart of the community.

Chairperson Brennan closed the Public Hearing.

The Commissioners and Staff discussed the following:

- If the two other parcels should be added to the proposal and the benefit of doing so.

MOTION [7:49:59 PM](#)

Commissioner Richardson stated regarding The Salt Lake Country Club and Golf Course, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission transmit a favorable recommendation to the Board of State History to list the Salt Lake Country Club and Golf Course on the national registry. Commissioner Peters seconded the motion. The motion passed unanimously.

The meeting adjourned at [7:50:35 PM](#)