

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 315
April 9, 2015

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:27 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: Vice Chairperson Sheleigh Harding; Commissioners Kenton Peters, Rachel Quist, David Richardson, Charles Shepherd and Heather Thuet. Chairperson Thomas Brennan was excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; Tracy Tran, Principal Planner; Anthony Riederer, 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 Rachel Quist and Kenton Peters. Staff members in attendance were Michaela Oktay, Lex Traughber, Anthony Riederer and Tracy Tran.

The following sites were visited:

- **2474 E South Ninth Circle** - Staff gave an overview of the proposal.
- **Yale Park Historic District** - Staff gave an overview of the proposal.
- **Uintah Heights Historic District** - Staff gave an overview of the proposal.
- **Wall Street New Construction** - Staff gave an overview of the proposal.

APPROVAL OF THE MARCH 5, 2015, MINUTES [5:35:15 PM](#)

MOTION [5:35:26 PM](#)

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

REPORT OF THE CHAIR OR VICE CHAIR [5:35:43 PM](#)

Vice Chairperson Harding stated she had nothing to report.

DIRECTOR'S REPORT [5:35:50 PM](#)

Ms. Nora Shepard, Planning Director, reviewed legislative bill SR293 regarding increasing the number of people required to initiate a petition for a Local Historic District to seventy five percent. She reviewed the Land Use task force that would be reviewing the processes and the cleaning up amendments before the next legislative session. Ms. Shepard reviewed the training session with the Planning Commission. She stated Staff would like to hold something similar with the Historic Landmark Commission and would send dates to

consider. She reviewed the historic landscape and park survey that Staff and a consultant are currently working on.

PUBLIC COMMENT [5:39:39 PM](#)

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

PUBLIC HEARINGS [5:39:54 PM](#)

Furgis House at approximately 2474 E. South Ninth Circle - The State Historic Preservation Office (SHPO) has received a request from Angie Abram to add the George and Ellen Furgis House to the National Register of Historic Places. SHPO will consider this request at their Board meeting of Thursday, April 16, 2015 and requests review by Salt Lake City before that time as the Certified Local Government (CLG) in this matter. This item is being brought before the Historic Landmark Commission to provide input to SHPO. The property is currently zoned R-1-12000 Single Family Residential and is located within Council District 6, represented by Charlie Luke. Staff contact: Anthony Riederer at 801-535-7625 or anthony.riederer@slcgov.com

Mr. Anthony Riederer, Principal Planner, turned the time over to Ms. Angie Abram with State History for the presentation.

Ms. Angie Abram, State History, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated she was recommending that the Historic Landmark Commission forward a favorable recommendation to the Board of State History.

PUBLIC HEARING [5:46:15 PM](#)

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

The Commissioners and Ms. Angie Abram discussed the houses built by Ed Dryer and the lack of evidence of his career.

MOTION [5:47:56 PM](#)

Commissioner Richardson stated regarding the Furgis House at approximately 2474 East Ninth South Circle, based on the findings in the Staff Report, testimony and plans presented, he moved that the Historic Landmark Commission forward a favorable recommendation to the State Board of History to list the Furgis House on the National Registry. Commissioner Quist seconded the motion. The motion passed unanimously.

[5:48:48 PM](#)

Yalecrest - Yale Park Local Historic District - A request to create a new local historic district known as Yalecrest – Yale Park. The proposed boundaries of the Yalecrest - Yale Park Local Historic District are generally between the east side of 1300 East and the west side of 1500 East, along Gilmer Drive, Thornton Avenue, and Yale Avenue. As part of this request, the Historic Landmark Commission will also be reviewing the Yalecrest 2005 Reconnaissance Level Survey to consider recommendations to update the survey for the homes in the proposed district. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com). Case number PLNHLC2014-00410

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 forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- How changing the contributing status affected the home.
 - The contributing status determined the evaluation standards the structure would be reviewed under.

Ms. Judy Krall, applicant, stated she applied for the district because of the number of the contributing structures, streetscape and history of the area. She stated the homes needed to be protected for the future.

PUBLIC HEARING [5:59:21 PM](#)

Vice Chairperson Harding opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Community Council, stated all of Yalecrest was listed on the National Historic Registry with Yale Park being the oldest part of the area. She reviewed the history and contributing status of the homes in the area. She stated the area met the standards of the Local Historic District and that would help to educate people on the architecture and history of the era. Ms. Pershing stated the Community Council supported the designation of the Local Historic District and encouraged the Commission to vote favorably.

The following individuals spoke in opposition to the petition: Mr. David Vickery and Mr. Monte Luker.

The following comments were made:

- Homes needed to evolve to allow families to grow and remain in the area.

- Residences need to be able to use their best judgment on what they need from the home not be told what they could do.
- The historic district would be too restrictive on allowing modifications to the existing homes.
- It was not right that home owners paid more taxes to help support the city functions but could not do what they wished with their properties.
- Circumstances change and the homes needed to be able to be changed.
- Residents didn't need any additional fees or issues with living in a historic district.

Vice Chairperson Harding closed the Public Hearing.

Ms Krall stated home owners would be allowed to make changes to their homes under the Historic District there would just be a review process which was required currently. She stated the process was not as restrictive as everyone thought.

The Commission discussed the following:

- If changes to the ordinance had been made regarding what was allowed and not allowed to be done in a historic district over the years.
- The Public input for the petition.
- The ballot process for designation.
- If there was a way for residences to opt out of the designation.
- The purpose of the ballot and the results.
- The Commission was only reviewing if the petition met the standards and not if it was a good idea.

The Commission made the following observations:

- The fabric of the area was of great quality.
- The updates to the Reconnaissance Level Survey seem appropriate for the area.
- The number of contributing homes in the area.
- It was easier to do an addition to a home in a Local Historic District versus a National Historic District.

MOTION [6:12:58 PM](#)

Commissioner Shepherd stated regarding PLNHLC2014-00410 Yalecrest Yale Park Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, he moved that the Historic Landmark Commission find that the updates to the Reconnaissance Level Survey are appropriate and acceptable and to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest - Yale Park as proposed. Commissioner Quist seconded the motion. The motion passed unanimously.

[6:13:52 PM](#)

Yalecrest - Uintah Heights Local Historic District - A request to create a new local historic district known as Yalecrest – Uintah Heights. The proposed boundaries of the Yalecrest-Uintah Heights Local Historic District are generally along the north side of 1300 South and along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle. As part of this request, the Historic Landmark Commission will also be reviewing the Yalecrest 2005 Reconnaissance Level Survey to consider recommendations to update the survey for the homes in the proposed district. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com). Case number PLNHLC2014-00807

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 forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The recommended status for the home on Laird Ave.
 - There were multiple changes to the home that supported the change in contributing status.

Ms. Jill Greenwood, applicant, reviewed the history of the neighborhood and the importance of protecting the homes in the area. She stated they bought their home in the area because of its nature and history.

PUBLIC HEARING [6:22:22 PM](#)

Vice Chairperson Harding opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Community Council, stated the Community Council was in favor of the Local Historic District. She gave a history of the area and the architects of the homes. Ms. Pershing reviewed the contributing nature the area and the protection that should be given to the homes. She stated the petition met the standards for designation and should become a Local Historic District.

Chairperson Harding reviewed the standards of approval the Commission would base their decision on.

Ms. Jill Greenwood stated the historic home tour was scheduled to be in their neighborhood and people were interested in seeing architectural history in the city.

The following individuals spoke in favor of the petition: Mr. Ken Greenwood and Mr. Scott Anderson.

The following comments were made:

- Care needed to be taken when evolving a neighborhood to ensure the historic integrity was not lost.
- The burden to modify was minimal and required regardless of the designation.
- Property values would not be affected by the Local Historic District.
- Local Historic Districts are a benefit not a hindrance.
- The historic district would not prohibit people from modernizing their homes.
- Once something was lost it could not be brought back.

The following individuals spoke in opposition to the petition: Mr. Monte Luker, Mr. William Carr and Ms. Carolyn Evans.

The following comments were made:

- The number of people present did not represent the neighbors that opposed the designation.
- People were opposed to a Local Historic District because it limited what could be done to update or fix the properties.
- The Commission should consider that people don't want this in their area.
- Modern improvement to the houses would not be allowed.
- Historic homes are not always the best.
- Needs to be reason on what can be approved and not approved.

Vice Chairperson Harding closed the Public Hearing.

The Commission made the following observations:

- Neighborhood was a unique concentration of homes and the updates to the survey were appropriate.
- Need to emphasize the guidelines used for approval of projects in these historic districts during public meetings.

MOTION [6:37:37 PM](#)

Commissioner Thuet stated regarding PLNHLC2014-00807 Yalecrest Uintah Heights Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, she moved that the Historic Landmark Commission approve the changes to the Reconnaissance Level Survey and forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest - Uintah Heights as proposed. The motion passed unanimously.

Commissioner Thuet recused herself from the next item.

[6:38:16 PM](#)

Wall Street New Single-Family Home at approximately 757 North Wall Street - Dave Robinson, representing City Block, requests approval from the City to construct a new single family home at the above address in the Capitol Hill Historic District. This is a continuation of the discussion of the proposal by the Historic Landmark Commission which occurred on November 6, 2014. The subject property is currently vacant, zoned SR1-A (Special Development Pattern Residential) and is located in City Council District 3, represented by Stan Penfold. This application must be reviewed by the Historic Landmark Commission because it is considered new construction in a local historic district and requires special exception approvals. (Staff contact: Lex Traughber, (801) 535-6184 or lex.traughber@slcgov.com).

- a. New Construction- The proposed new residence requires a Certificate of Appropriateness. Case number PLNHLC2014-00730**

- b. Special Exceptions- In order to build the project mentioned above, a special exception is required to exceed the lot coverage by 13%, rear yard setback by approximately eleven feet (11') and the front yard setback by approximately five feet (5') in the SR-1A zoning district. Case Number PLNHLC2014-00628**

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. David Robinson, Architect, reviewed the subcommittee meetings and the issues with the first proposal regarding parking. He reviewed the new proposal and stated they are satisfied with the new design of the home.

The Commission and Applicant discussed the following:

- The requested Special Exception for the overall lot coverage and side yard setbacks.
- The issues with the property lines for the lot and the percentage of lot coverage.
- No longer need Special Exceptions for the rear yard setbacks or height.
- If the proposal was for a duplex and the layout of the home.
- The proposed features to make the home fit with the neighborhood.
- If the garage location addressed the concerns of the subcommittee and relation to the property line.
- The materials for the proposal.
 - Mr. Kenneth Kheadon, builder, reviewed the materials for the proposal.

PUBLIC HEARING [6:55:22 PM](#)

Vice Chairperson Harding opened the Public Hearing.

The following individuals spoke in opposition to the petition: Mr. Glen Warchol, Ms. Mary Malouf and Mr. Monte Luker.

The following comments were made:

- The scale of the home was too large for the area.
- Developers had not been forthcoming with the actual use of the home.
- Being in a Historic District should mean something.
- Other projects have been turned down because of the unique location.
- Home did not fit with the neighborhood or area.
- Should be required to be compatible with the surrounding area.
- Development such as this was a prime example as to why Historic Districts did not work.

Vice Chairperson Harding closed the Public Hearing.

Mr. Robinson stated the lot was unique and a square or rectangular home was almost impossible. He stated there were other homes approved for the lot that were much taller than the current proposal. Mr. Robinson stated most of the homes in the area did not have a garage and this home was required to have a garage. He stated the square footage would be within the standards if the garage was not included.

The Commission and Staff discussed the following:

- The square footage for the homes in the area.

The Commission made the following observations:

- This was a challenging and unique lot.
- Applicant had complied with the concerns and processes.
- Concerns of the Public were valid but this was a hard lot to develop.
- The neighborhood was eclectic.

The Commission discussed the following:

- The massing and height were greatly reduced from the previous proposal.
- If the proposal ready for approval.
- Other historic areas that have modern structures.
- The materials for the home.
- Issues with determining which side was the front of the home.
 - Any corner lot would face the same challenge.
- Standard 14.9 relating to the form of the home.
- Appreciate the work the Applicant had done but needed to know how another type structure would fit on the lot and how it would relate to the neighborhood.
- If the style of home was changed the height would be greater than the proposal.
- The proposal needed to be reviewed on what was being submitted.
- The subcommittee's discussion and opinion on the proposal.
 - The subcommittee did not reflect the Commission's opinion as a whole.

- The elements of the home that fit with the standards and the neighborhood.
- Other shapes of buildings would not fit the lot and the proposal met the lot.

MOTION [7:20:56 PM](#)

Commissioner Richardson stated regarding PLNHLC2014-00628 New Single Family Home at approximately 757 N Wall Street, based on the analysis and findings listed in the Staff Report dated November 6, 2014, as well as the testimony from the same meeting, and the drawings submitted for the architectural subcommittee meeting held on March 16, 2015, he moved that the Historic Landmark Commission approve the request for new construction located at 757 North Wall Street, to include exceeding the maximum lot coverage and reduced setbacks on the Wall Street side subject to the following conditions:

- 1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to the Planning staff.**
- 2. The project must meet all other applicable City requirements.**

The Commission discussed if specific materials should be listed in the motion

Commissioner Peters seconded the motion.

Commissioners Richardson, Quist and Peters voted “aye”. Commissioners Shepherd voted “nay”. The motion passed 3-1.

The meeting adjourned at [7:23:20 PM](#)