

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
August 6, 2015

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:32:56 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 Rachel Quist, Heather Thuet and Charles Shepherd. Commissioner David Richardson and Kenton Peters were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Manager; Michelle Moeller, Administrative Secretary.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Rachel Quist and Thomas Brennan. Staff member in attendance was Michaela Oktay.

The following sites were visited:

- **Salt Lake City and County Building** – Mr. Charles Shepherd gave an overview of the proposal.

APPROVAL OF THE JULY 16, 2015, MINUTES [5:33:51 PM](#)

MOTION [5:33:57 PM](#)

Commissioner Quist moved to approve the minutes from July 16, 2015. Commissioner Harding seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:33:16 PM](#)

Chairperson Brennan stated he had nothing to report.

Vice Chairperson Harding stated she had nothing to report.

DIRECTOR'S REPORT [5:33:13 PM](#)

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

PUBLIC COMMENT [5:34:14 PM](#)

Chairperson Brennan opened the Public Comment Period,

Ms. Christy Porcznik stated the 1120 E and 400 S project, nothing has happened as far as the repairing the items that were required to be repaired. She stated there had been changes but the exterior requirement had not been addressed and it had been months.

Ms. Oktay stated the City departments were aware of the issues and the developer had pulled permits for the property but the work had not been completed yet.

Chairperson Brennan closed the Public Comment Period.

PUBLIC HEARINGS [5:35:35 PM](#)

Stone Repair & Remediation, Window Refurbishment, Seismic Upgrade, City & County Building, 451 S. State Street – Charles Shepherd, VCBO Architecture, on behalf of owner Salt Lake City Corporation, requests approval for repair, remediation and upgrade work to the City and County Building, consisting of stone repair and remediation, window refurbishment, and seismic repairs and upgrades to the building. The subject property is used as government offices for Salt Lake City Corporation, is zoned PL Public Lands District, and is located in City Council District 4, represented by Luke Garrott. The City and County Building is a Landmark Structure on the Salt Lake City Register of Cultural Resources. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com). Case Number PLNHLC2015-00557.

Ms. Michaela Oktay, Planning Manager, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Planning Commission to delegate final approval for the Certificate of Appropriateness to Staff (Mr. Carl Leith, Senior Planner).

Mr. Charles Shepherd, recused himself as a Commissioner for the meeting as he was the architect for the project. He introduced Mr. Jerod Johnson, Reaveley Engineers, and Ms. Dawn Wagner, City Engineer who are helping with the project. Mr. Shepherd reviewed the history and project for the City and County Building. (A copy of the presentation is located in the case file.)

Mr. Johnson stated this was the first building to be base isolated in the world. He reviewed what a base isolator was and how it worked to protect the building during an earthquake. Mr. Johnson reviewed the issues with the base isolators and the magnitude of earthquake that may be an issue for the building. He reviewed the proposed upgrades to the equipment to address these issues.

Mr. Shepherd reviewed the equipment that would be used to fix the building and how the base isolators would be accessed during the project. He reviewed the project time line and goals.

The Commission Staff and Applicant discussed the following:

- The age of the windows.
- The scope of work for the tower.
- If the historic windows in the tower would be replaced or repaired.
 - At this point they would be repaired

PUBLIC HEARING [6:01:38 PM](#)

Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer stated she spends a lot of time in the building and was glad to see it getting maintenance. She thanked the group of people that came to the Central City Community Council and stated she was concerned with the ingress and egress to the building during construction. Ms. Cromer stated it was important to have a plan to manage the disruption to the building including the possibly of opening the reserved stalls and allowing free parking along the east side of the building during the construction.

Chairperson Brennan closed the Public Hearing.

Mr. Shepherd reviewed the access points, signing to the building and that the casual entrance to the building would need to be reviewed. He stated it would be a group effort to make the building accessible.

Ms. Wagner stated the City would be working with the contractors to keep the building open to the public, the employees and the café. She stated they have talked with the café about the possibility of enhancing the outdoor dining space as part of the construction.

MOTION [6:07:25 PM](#)

Commissioner Harding stated in the case of PLNHLC2015-00557, based on the information in the Staff Report, the briefing and comments made, she moved that the Historic Landmark Commission approve the petition and delegate the final review of the Certificate of Appropriateness to Staff. Commissioner Thuet seconded the motion. The motion passed unanimously.

The meeting adjourned at [6:08:36 PM](#)