

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
June 2, 2016

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:32:40 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 Charles Shepherd; Commissioners Sheleigh Harding, David Richardson, Kenton Peters and Rachel Quist. Commissioners Chairperson Thomas Brennan and Commissioner Heather Thuet were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Wayne Mills, Senior Planner, Carl Leith, Senior Planner, Kelsey Lindquist, Associate Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Charles Shepherd and Rachel Quist. Staff members in attendance were Michaela Oktay, Carl Leith and Kelsey Lindquist.

The following site was visited:

- **480 6th Avenue & 287 G Street** - Staff gave an overview of the proposal.
- **316 North Almond Street** - Staff gave an overview of the proposal

APPROVAL OF THE MAY 5, 2016, MINUTES [5:33:24 PM](#)

MOTION [5:33:30 PM](#)

Commissioner Harding moved to approve the minutes from May 5, 2016. Commissioner Quist seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:33:47 PM](#)

Vice Chairperson Shepherd stated he had nothing to report.

DIRECTOR'S REPORT [5:33:55 PM](#)

Ms. Michaela Oktay, Planning Manager, reported on the status of the proposed Local Historic Districts and the standards that were met with the voting.

The Commission and Staff discussed the State requirements for the petitions. They discussed training items to discuss at future meetings.

Ms. Cheri Coffey asked the Commissioners to let her know if they were interested in attending the seminar regarding Land Use 101, how to conduct meeting on July 11

held by the State Land Use Academy.

PUBLIC COMMENT PERIOD [5:37:46 PM](#)

Vice Chairperson Shepherd opened the Public Comment Period.

Mr. Mike Mitchell stated access to the building was very restricted and the items on the agenda should be heard at another time to allow people to attend the meeting,

Vice Chairperson Shepherd closed the Public Comment Period.

BRIEFING [5:40:18 PM](#)

East Bench Master Plan - A City initiated petition to update the East Bench Master Plan and to develop a specific corridor plan for Parley's Way. The project area is bounded by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the City boundary to the east. The plans will establish goals and policies related to the future growth and development of the East Bench Community. The project area is located in Council Districts 5 represented by Erin Mendenhall, 6 represented by Charlie Luke, and 7 represented by Lisa Adams. The draft plans can be reviewed at www.slcgov.com/opencityhall. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com). Case number PLNPCM2014-00139

Mr. Wayne Mills, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He reviewed the next steps for the proposal and asked the Commission for comments and suggestions.

The Commission and Staff discussed the following:

- The goal of the plan and why it was initiated.
- How the plan would be used in the planning process for the area.
- The next steps for the plan.
- The Commission will send comments or questions to Staff.
- Adding the plan to the next Historic Landmark Commission meeting.

PUBLIC HEARINGS

[6:03:42 PM](#)

Determination of Contributing Status of a building at approximately 480 6th Avenue & 287 G Street – Ryan Wilden, on behalf of owner Sixth Avenue Properties LLC, requests that the Historic Landmark Commission review the contributing status of the existing structure located at the above listed address in The Avenues Historic District in the light of the existing condition of the structure, and subsequent consideration of the potential demolition of the building. The existing building dates to approximately 1870 and is described as a 'vernacular' 'crosswing single dwelling'. It is identified as a category B contributing structure, in the 2007 Avenues RL Survey. It is attached to the adjacent 480 6th Avenue commercial building. The building is in residential use

and is zoned SR-1A (Special Development Pattern Residential District). The subject property is within Council District 3, represented by Stan Penfold. Staff contact: Carl Leith at (801)535 7758 or carl.leith@slcgov.com

Mr. Carl Leith, 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 confirm the current status of the building as a contributing structure in the Avenues Historic District.

The Commission and Staff discussed the following:

- The relevance of the Reeve and Associates report on the viability of the building.
- If the condition of the structure was part of the review process.
- If the building was occupied and how long it had been empty.
- The Applicant was not at the meeting and the next steps for the petition.

The Commission noted the applicant was not present at the meeting.

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

Vice Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Ms. Polly Hart and Ms. Kelly Fowler.

The following comments were made:

- Other homes in the area were in worse condition and were restored.
- The homes construction was not inferior and was a lovely house.
- The home was contributing and should remain a contributing structure.
- The historic home should not be demolished.
- These homes can be and should be saved.
- Don't compare the amount it would cost to remodel the home versus the cost to build a new structure.

Vice Chairperson Shepherd closed the Public Hearing.

ADMINISTRATIVE SESSION [6:22:19 PM](#)

The Commission discussed and stated the following:

- The home was restorable and desirable.
- It met the seven aspects of historic integrity.
- The home was a contributing structure.

MOTION [6:24:12 PM](#)

Commissioner Richardson stated regarding Determination of Contributing Status of a building at approximately 480 6th Avenue & 287 G Street – based on the analysis and findings listed in the Staff Report, testimony and the request received, he moved that the Commission confirmed the current status of this

building as a contributing structure in the Avenues Historic District and it was very restorable. Commissioner Quist seconded the motion. The motion passed unanimously.

[6:25:30 PM](#)

Special Exception at approximately 316 North Almond Street - Jack Rhinehart is requesting Special Exception approval to modify the minimum lot size and width in the SR-1A (Special Development Pattern Residential) Zoning District. The subject parcel is located at the above listed address in the Capitol Hill Historic District. The subject property is zoned SR-1A (Special Development Pattern Residential) Zoning. The subject property is located within Council District 3, represented by Stan Penfold. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com.) Case Number: PLNPCM2016-00284

Ms. Kelsey Lindquist, 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 approve the petition as presented.

The Commission and Staff discussed the following:

- The lack of City approval when the deed was approved in 1979.
- The issues with recording subdivisions in the city and the county.
- When the other lots in the area were recorded.
- If there were other lots similar in size on Almond Street.

Mr. Jack Rhinehart reviewed the request and why it was their preference to build on the lot.

The Commission and Applicant discussed the following:

- Even if the lot was made legal there would be no guarantee on approval for building on the lot.

PUBLIC HEARING

Vice Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Mr. Kevin Waltz, Ms. Polly Hart, Mr. Mike Mitchell, Ms. Katie McCormak, Mr. Spencer Elliot, Ms. Kelly Fowler, Mr. Jeffrey Bernhardt and Mr. Chet Cannon.

The following comments were made:

- Time did not make the lot legal.
- The lot was significantly smaller than what was allowed currently and was in an over crowded neighborhood.
- Almond Street was not a street it was an alley.
- Parking was already an issue in the area and the increased density will cause greater issues.

- Just because something could be built didn't mean it should be built.
- Historic Preservation of the area should be a priority.
- Lot had been abandon for thirty years and neighbors have taken care of it.
- If the Commission approved the petition what happened to other lots in the area.
- The illegal subdivision was a problem and the lot was not big enough for a home.

Vice Chairperson Shepherd closed the Public Hearing.

Mr. Jack Rhinehart reviewed the size of home that would be possible on the lot. He reviewed how he would make the home fit the neighborhood and not impact the parking or neighbors.

ADMINISTRATIVE SESSION

The Commission discussed the following:

- If the lot should be legalized now after it was all ready subdivided.
- Whether or not to approve the petition and the issues with the initial subdivision.
- The options for the petition and how to achieve the goals of the property owner.

MOTION [7:05:40 PM](#)

Commissioner Harding stated regarding PLNPCM2016-00284 Special Exception for 316 N Almond Street, she moved that the petition for Special Exception be denied on the basis that the lot was significantly smaller than what was required and that there were no persuasive reasons for a Special Exception. Commissioner Quist seconded the motion. The motion passed unanimously.

WORK SESSION [7:06:45 PM](#)

Liberty Square New Construction - Issues Only - A Work Session with the Historic Landmark Commission and Douglas Thimm, architect, representing Cowboy Partners, to review a redesigned proposal for new construction of a four story apartment structure and major alterations to a contributing building. The proposal is located at 461 S. 600 E., 457 S. 600 E., 459 S. 600 E., 637 E. 500 S. The site is zoned TSA-UN-C and is located within the Central City Historic District. The subject properties are located within Council district 4, represented by Derek Kitchen. Staff contact is Kelsey Lindquist (801) 535-7930 or Kelsey.lindquist@slcgov.com.

Ms. Kelsey Lindquist, 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 review the petition and give comments to staff.

Mr. Douglas Thimm, Mr. Dan Lofgren and Mr. Ricky Parkinson, applicants, reviewed the proposal, materials, layout and design of the proposal. They discussed the parking, scale of the structure, and how the proposal fits with the neighborhood.

The Commission, Applicant and Staff discussed the following:

- The dimensions of the balconies.
- The shift in the parking structure and the addition of the landscape buffer along the parking.
- Bike parking.
- The Ensign Floral building and its role in the proposal.
- Signage for the building was too prominent for the proposal and should be more traditional and historic in nature.
- The viability of the proposal and the pricing for the units.
- Reducing the parking and what the effects of doing so.
- The massing of the structure.
- How the building addressed Green Street.
- How the two different buildings worked together.
- The proposed color for the building.
- If the cement board would look like cement or stucco.
- The details the Commission would like brought to the next meeting such as a material board, the level of details.

The meeting adjourned at [8:12:12 PM](#)