

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**APRIL 4, 2019**

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 for a period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Kenton Peters; Vice Chairperson Robert Hyde; Commissioners Thomas Brennan, Sheleigh Harding, Victoria Petro – Eschler, and David Richardson. Commissioners Stanley Adams, Charles Shepherd, Esther Stowell and Paul Svendsen were excused.

Planning Staff members present at the meeting were Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Ashley Scarff, Principal Planner; Amy Thompson, Senior Planner; and Deborah Severson, Administrative Secretary.

**Field Trip**

The field trip was cancelled.

**APPROVAL OF THE MARCH 7, 2019, MEETING MINUTES. [5:35:02 PM](#)**

**MOTION [5:35:09 PM](#)**

**Commissioner Brennan moved to approve the March 7, 2019, meeting minutes. Commissioner Hyde seconded the motion. All commissioners were in favor and the motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:35:30 PM](#)**

Chairperson Peters stated he had nothing to report.

Vice Chairperson Hyde stated he had nothing to report.

**REPORT OF THE DIRECTOR [5:36:18 PM](#)**

Michaela Oktay, Planning Deputy Director, reminded the commission about the Preservation Utah Conference. She also informed the commission regarding the new appeal process.

**GENERAL PUBLIC COMMENTS [5:38:58 PM](#)**

Cindy Cromer – Provided comments on City Creek.

**[5:41:59 PM](#)**

**New Construction at 170 West 600 North** - Wayne Gordon with AMD Architecture, representing Jack Rhinehart, property owner, is requesting design approval to construct a new single-family home at 170 West 600 North, which is located in the Capitol Hill Local Historic District. The proposal also includes a detached two-car garage at the rear of the lot, which would have an Accessory Dwelling Unit (ADU) located on the second level. The project requires review and approval of the following petitions:

- a. A Certificate of Appropriateness (COA) for New Construction is required to allow for the construction of the new home and detached accessory structure **(Case number PLNHLC2018-00942)**;
- b. The applicant has requested two (2) Special Exceptions **(Case number PLNHLC2019-00111)**:
  - i. The placement of window wells in the side yard of the principal structure that exceed the maximum permitted width of six feet (6'),
  - ii. To permit the proposed accessory structure with ADU to have a footprint that exceeds fifty percent (50%) of the footprint of the principal structure.

The site is located Council District 3 represented by Chris Wharton. (Staff contact: Ashley Scarff - (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)).

Ashley Scarff, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended approval with conditions listed in the staff report.

Wayne Gordon, applicant, provided further details and was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification as to why the Special Exception request for a larger ADU footprint is necessary
- Unique site constraints and overall building coverage of the project
- Alternative site layouts that were explored

Discussion was made during executive session:

- Whether regulations related to window wells widths should be examined, as the Commission has no issue with increased widths, only increased depths. This issue may come up with infill projects on small lots, where living space is created on a basement
- Appropriateness of the massing of the front porch column

#### **MOTION [6:04:53 PM](#)**

**Commissioner Harding stated, in the case of PLNHLC2018-00942 and PLNHLC2019-00111, based on the analysis and findings listed in the staff report, the information presented, along with input received during the public hearing, I move that the Commission approve petition PLNHLC2018-00942 and petition PLNHLC2019-00111, which is a request for two Special Exceptions: one for the placement of window wells in the side yard of the principal structure that exceed the maximum permitted width, and another to permit the proposed accessory structure with ADU to have a footprint that exceeds fifty percent of the footprint of the principle structure, with the following direction:**

- 1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.**

**Commissioner Richardson seconded the motion. Commissioners Brennan, Hyde, Petro-Eschler, Richardson and Harding voted “Aye”. The motion passed unanimously.**

## **OTHER BUSINESS**

[6:06:14 PM](#)

**National Register Nomination for Eagles Building at 404 S West Temple** – The State Historic Preservation Office (SHPO) received a request to add the Eagles Building to the National Register of Historic Places. SHPO will consider this nomination at their Board meeting on May 2, 2019 and is requesting review and input from Salt Lake City as the Certified Local Government in this matter. The property is already listed as a local Landmark Site and subject the standards in the H Historic Preservation Overlay zoning district. The property is located within council District 4 represented by Ana Valdemoros (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com)

Amy Thompson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

The Commission and Staff discussed the following:

- Clarification of the address of the property

The owner of the building, Fred Moesinger, provided some background on how he came to find and purchase the Eagles Building for his restaurant and wine bar.

The Commission discussed some of the recent alterations to the property – design of the new elevator, original windows were all repaired/retained. Since the building is a Landmark Site, CoA's were issued for all of the alterations to the building.

## **MOTION [6:13:35 PM](#)**

**Commissioner Richardson stated, I move that the Historic Landmark Commission forward the National Register Nomination for the Eagles Building at 404 S West Temple that we forward a positive recommendation to the Utah SHPO for a listing on the National Register of Historic places.**

**Commissioner Hyde seconded the motion. Commissioners Harding, Richardson, Petro-Eschler, Hyde and Brennan voted “Aye”. The motion passed unanimously.**

**The meeting adjourned at [6:14:28 PM](#)**