

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Thursday, March 5, 2020**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:32:53 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, Commissioners; Stanley Adams, Rocio Torres Mora, Victoria Petro-Eschler, David Richardson, Esther Stowell, and Michael Vela. Commissioners Jessica Maw, and Paul Svendsen were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Kelsey Lindquist, Senior Planner; Rosa Jimenez, Administrative Secretary; and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Historic Landmark Commissioners present were Rocio Torres Mora and Michael Vela. Staff members in attendance were Wayne Mills, Planning Manager, Kelsey Lindquist, Senior Planner.

- **639 East 500 South** – Staff provided overview of proposal.
- **732 East 200 South** – Staff provided overview of proposal and explained contributing status.

**APPROVAL OF THE FEBRUARY 6, 2020, MEETING MINUTES. [5:33:26 PM](#)**

**MOTION [5:33:39 PM](#)**

Commissioner Stowell moved to approve the February 6, 2020, meeting minutes. Commissioner Petro-Eschler seconded the motion. Commissioners Petro-Eschler, Torres Mora, Vela, Richardson, Adams, Stowell “Yes”. The motion passed unanimously.

**REPORT OF THE CHAIR AND VICE CHAIR [5:34:00 PM](#)**

Chairperson Peters stated he had nothing to report.

Vice Chairperson Hyde not present.

**REPORT OF THE DIRECTOR [5:34:09 PM](#)**

Mr. Wayne Mills, Planning Manager, the minor alteration application located at 300 North was denied by the HLC was appealed by the applicant the appeals hearing officer upheld the HLC’s decision stating the commission’s decision was supported by HLC findings.

We have had a couple of requests for an extension of a previous approval. One reason was issues related to the fire and building code which the city has had several issues with. The

planning director has been working with several stake holders. There is way to amend. One last comment was the City has hired a new Senior Planner Nelson Knight, who specializes in preservation.

#### GENERAL PUBLIC COMMENTS [5:37:20 PM](#)

Cindy Cromer – Preservation Utah home tour which is in Salt Lake City this year will be held on 9<sup>th</sup> and 9<sup>th</sup> community on the 25<sup>th</sup> of April. It will be all over the preservation Utah website. It will feature both contemporary and historical homes. There are three pop ups scheduled between now and some time in May. Please stay tune. Look on Facebook Page for Salt Lake Modern, and Facebook page for Preservation Utah, or check with staff as she will let them know.

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

**Ensign Floral Minor Alteration at approximately 639 East 500 South** - Chris Zarek, developer representative, is requesting approval from the Historic Landmark Commission to modify a previous approved alteration to the Ensign Floral Building located at 639 E. 500 S. The applicant is requesting to install new columns on the west and south elevations to stabilize the reinstated canopy. The subject property is located within the Central City Historic District and within Council District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or [Kelsey.lindquist@slcgov.com](mailto:Kelsey.lindquist@slcgov.com)) **Case number PLNHLC2015-00237**

Kelsey Lindquist, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Historic Landmark Commission approve the minor alteration.

Chris Zarek, applicant, provided further details.

The Commission, Staff and Applicant discussed the following:

- Structural retro fit or seismic strengthening inside the building.
- The rationale for increasing the canopy by 12 inches.
- The approved elevation from previous showed tension member support coming from above.
- The columns being painted to match the aluminum in the building and the canopies having gutters.

#### **PUBLIC HEARING** [5:55:25 PM](#)

Chairperson Peters opened the Public Hearing Seeing no one wished to speak; Chairperson Peters closed the Public Hearing.

#### **MOTION** [5:57:09 PM](#)

**Commissioner Petro stated based on the findings and analysis in the staff report, the information presented and the input received during the public hearing I move that the commission approve petition PLNHLC2015-00237 a request for certificate of**

appropriateness for a modification to the approved alterations to the Ensign Floral building at 640 East 500 South.

Commissioner Stowell seconded the motion. Commissioners Petro-Eschler, Torres Mora, Vela, Richardson, Adams, Stowell “Yes”. The motion passed unanimously.

[5:58:08 PM](#)

**Work Session**

**Saxton Addition at approximately 732 East 200 South** – the petitioner, Nancy Saxton, is requesting a Major Alteration and Special Exception approval for the construction of a new second story addition to a contributing structure on the ~~Freezer~~ Freeze Mansion Landmark Site, located at 732 E. 200 S. The subject property is listed on the Salt Lake City Register of Cultural Resources as a Landmark site. The proposed addition is approximately 1,000 square feet in size and would result in an overall building height of 25 feet. The property is located within the RMF-45 (Moderate/High Density Multi-Family Residential) Council District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist (801) 535-7930 or [Kelsey.lindquist@slcgov.com](mailto:Kelsey.lindquist@slcgov.com))

**Case numbers PLNHLC2019-01151 & PLNHLC2019-01088**

Kelsey Lindquist, Senior Planner, briefed the Historic Landmark Commission on the Saxton Addition.

Alan McGuinness, Nancy Saxton, and Jan Bartlett, applicants,

Staff and Applicant discussed the following:

- Goal of the space
- Envision is using the additional space
- Preexisting setbacks
- Parameters HLC have to allow the exceptions

The meeting adjourned at TIME [6:42:45 PM](#)