

## **SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING**

**This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation  
No. 2 of 2020 (2)(b)  
Thursday, June 4, 2020**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:31:58 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 Rocio Torres Mora, Victoria Petro- Eschler, Michael Vela, David Richardson, and Paul Svendsen. Commissioner Stanley Adams, Jessica Maw, Esther Stowell were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; Wayne Mills, Planning Manager, Paul Nielson, Attorney; Caitlyn Miller, Principal Planner and Rosie Jimenez, Administrative Secretary.

Chairperson Peters provided participation options and instructions to the public.

**APPROVAL OF THE May 7, 2020, MEETING MINUTES. [5:35:10 PM](#)  
MOTION [5:35:29 PM](#)**

**Commissioner Hyde moved to approve the May 7, 2020, meeting minutes.**

**Commissioner Torres-Mora seconded the motion. Commissioners Eschler-Petro, Hyde, Richardson, Svendsen, Torres Mora, and Vela. "Aye". The motion passed unanimously.**

### **REPORT OF THE CHAIR AND VICE CHAIR [5:35:54 PM](#)**

Chairperson Peters stated in looking back at the May 7, 2020 Historic Landmark Meeting, he would like to thank the Planning Staff for setting up the new format of Commission meetings and to all staff and Commissioners in sitting through the epic meeting leading to over five hours. Job Well Done!

Vice Chairperson Hyde stated he second on what Chairperson Peters reported. The City has done a marvelous job with the structure of the meetings.

Commissioner Petro- Eschler reported in light of what the City is going through felt it is really appropriate for all of us to pause for a moment and acknowledge the Historic Landmark Commission. The HLC has a unique opportunity to preserve history and to explain our history to the next generations. Commissioner Petro- Eschler, explained how proud she is of her fellow Commissioners, who work so hard on preserving complete history. She is thankful to Our city for protecting us now and taking seriously the need of posterity. Commissioner Petro- Eschler further explained she hope that the Commission can continue to dedicate themselves in acknowledging and telling the whole story even when things seem to be uncomfortable. Considering what we are seeing now does not need to happen for change to happen. We can preserve history for our future.

Chairperson Peters went on to further explain how thankful he is for current City Mayor and the previous two Mayors and City Council. It is an interesting and diverse board. It brings a lot of various viewpoints and backgrounds. Chairperson Peters believes we are stronger for that reason.

## REPORT OF THE DIRECTOR [5:38:28 PM](#)

- There was a contributing building Jo-Ann Apartments that was painted, and they appealed that and lost the appeal. They are in process of removing the paint. A member of the public would like to thank the Commission for their decision.
- Cindy Cromer will not be in attendance this evening. She wanted to express to the Commission that the Septum and Sears House at Liberty Wells that was damaged extensively by the earthquake was demolished yesterday.

## [5:41:45 PM](#)

**Certificate of Appropriateness (COA) for a “Major Alteration” located at approximately 761 North Wall Street** - Osamu Uchiyana representing the property owner, Sarah Ivy, is requesting a Certificate of Appropriateness (COA) for a “Major Alteration” on the property located at 761 North Wall Street in the Capitol Hill Historic District to demolish an existing addition and construct a new addition on the eastern street-facing side of the property. The subject property is zoned SR-1A and is located in Council District 3 represented by Chris Wharton. (Staff Contact: Caitlyn Miller at [caitlyn.miller@slcgov.com](mailto:caitlyn.miller@slcgov.com)). **Case Number PLNPHLC2020-00125**

**Special Exception at approximately 761 North Wall Street** – Osamu Uchiyana representing the property owner, Sarah Ivy, is requesting a Special Exception for increased lot coverage from 36% (existing) to 44% where 40% lot coverage is allowed by right at 761 North Wall Street in the Capitol Hill Historic District. The subject property is zoned SR-1A and is located in Council District 3 represented by Chris Wharton, (Staff contact: Caitlyn Miller at [caitlyn.miller@slcgov.com](mailto:caitlyn.miller@slcgov.com)). **Case Number PLNHLC2020-00127**

Caitlyn Miller, Principal 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 proposal and Special Exception request with the conditions listed in the Staff Report and the Motion Sheet.

The Commission and Staff discussed the following:

- What is the size of the existing home and how big would the home be with the proposed addition?

Osamu Uchiyana, CRSA Architect and Sarah Ivy, Property Owner were available for questions.

The Commission and Applicant discussed the following:

- The applicant believes the layout will improve the house tremendously. They have been working with Planning Staff on guidelines to make the design work.
- The applicant loves the area and the Historic Nature of the home but needs two bedrooms. The large damaged area does not have electricity and has water flowing in. Feels the design is good and needs the square footage to make it more feasible and livable.

## **PUBLIC HEARING [6:04:19 PM](#)**

Chairperson Peters opened the Public Hearing;

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

The Commission and Staff further discussed the following:

- Architectural Site Plan Overview
- Different design plan guidelines and standards
- Understanding of color guidelines

**MOTION [6:13:45 PM](#)**

**Commissioner Richardson made a motion to approve Certificate of Appropriateness (COA) for a “Major Alteration” Case Number PLNPHLC2020-00125 based on the information in the Staff Report, information presented, I move the commission approve.**

**Commissioner Torres-Mora seconded the motion Commissioners Vela, Svendsen, Hyde, Torres-Mora, and Petro- Eschler, Richardson voted “Aye”. The motion passed unanimously.**

**Commissioner Richardson stated, the second motion is for PLNHLC2020-00127 to also be consistent with what is listed in the Staff Recommendations. Based on the information in the Staff Report and the information received. I move that the Historic Landmark Commission approve Petition PLNHLC2020-00127 Specifically this is for the Special Exception for coverage up to 45% and to approve setbacks towards diagonal lot-line as shown on Drawing AS1.1 in the Staff Report.**

**Commissioner Vela seconded the motion Commissioners Torres-Mora, Petro-Eschler, Hyde, Svendsen, Vela, Richardson voted “Aye”. The motion passed unanimously**

There were no Q&A  
Chat Session for Historic Landmark Commission Meeting 6/4

June 4, 2020 6:09 PM from Michael Vela to all panelists: the wood that is proposed is appropriate for this use.

June 4, 2020 6:11 PM from Michael Vela to all panelists: The rainscreen approach is appropriate

June 4, 2020 6:15 PM from Michael Vela to all panelists: Appropriateness issue - Aye

June 4, 2020 6:17 PM from Michael Vela to all panelists: Regarding the Lot coverage issue, i am in agreement with this issue as well. Mike Vela

June 4, 2020 6:21 PM from Michael Vela to all panelists: Thank you all.

**The meeting adjourned at [6:20:43 PM](#)**