

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, August 6, 2020

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:35:09 PM](#) . Audio recordings of the Historic Landmark Commission meetings are retained for a period of time.

Present for the Historic Landmark Commission meeting were: Vice Chairperson Robert Hyde, Commissioners, Victoria Petro- Eschler, Michael Vela and Paul Svendsen. Chairperson Kenton Peters, and Commissioner David Richardson and Rocio Torres Mora were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Deputy Director; Wayne Mills, Planning Manager; Paul Nielson, Attorney; Katia Pace, Principal Planner; Kelsey Lindquist, Senior Planner; Lex Traugher and Rosie Jimenez, Administrative Secretary.

Chairperson Peters provided participation options and instructions to the public.

APPROVAL OF THE July 16, 2020, MEETING MINUTES.

MOTION [5:37:18 PM](#)

Commissioner Vela moved to approve the July 16, 2020, meeting minutes.

Commissioner Svendsen seconded the motion. Commissioners Maw, Eschler-Petro, “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:38:31 PM](#)

No report from the chair or vice chair

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

Wayne Mills, Planning Manager, provided an overview for the public on how to join and participate in the Historic Landmark Commission meeting. Wayne also provided a summary of the agenda stating that only one item is scheduled as a public hearing. The remaining items are work session items only meaning that the Commission will not be taking public comments. Those projects will be brought back to the Commission for a public hearing in the future.

Public Comments: [5:41:25 PM](#)

There were no public comments

[5:41:51 PM](#)

Knight Duplex - New Construction at approximately 1122 East 300 South

Knight Duplex - New Construction at 1122 East 300 South — a request by Mark Brown, on behalf of the property owner, to construct a new two- family dwelling on a vacant lot located at approximately 1122 East 300 South. The property is in the University Historic District and in the R-2 (Single and Two Family Residential) zoning district. New construction is required to go the Historic Landmark Commission. The subject property is located within Council District 4 which is represented by Ana Valdemoros. Staff contact is Katia Pace at (801) 535-6354 or katia.pace@slcgov.com. **Case number PLNHLC2018-00926.**

Katia Pace, 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 with conditions listed in the Staff Report.

The Commission, Staff, and the applicant discussed the following:

- Door – commission asked if there were any other issue other than aesthetic. Staff said that is was up to the commission if it wanted it to change.
- Metal Roof – commission asked for alternative materials. Staff said that asphalt or wood would be alternative materials.
- Vinyl windows – commission asked for alternative materials. Staff said that the windows could be wood, wood clad or fiberglass.

The Commission, and the applicant discussed the following:

- Commission asked about where the access to the garages was. The applicant explained that it would be from the alley.
- Commission asked if the applicant had considered aligning the second-floor windows with the windows in the first floor. Applicant responded that he would look into it, but that the windows in the interior of the lot would not be visible to anyone.
- Applicant said that he would be willing to accommodate changes to the front entrance door, the metal roof and the windows in the front façade. Commission said it didn't have issues with the metal roof and door but would like to see the window in the front façade be changed to another material other than vinyl.
- Commission asked about visitor parking. The applicant explained that visitors could park either on the rear driveway or in the street.

PUBLIC HEARING [6:00:45 PM](#)

Vice Chairperson Hyde opened the Public Hearing;

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

MOTION [6:04:34 PM](#)

Commissioner Svendsen made a motion to approve I move the commission approve.

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve petition PLNHLC2018-00926, a request for a Certificate of Appropriateness for the New Construction of a two- family dwelling with the following direction:

1. Approval of all final design details, including changing the proposed windows that is not vinyl is delegate to Planning Staff.

Commissioner Maw seconded the motion Commissioners Maw, Petro-Eschler, Vela and Svendsen voted "Aye". The motion passed unanimously.

WORK SESSION

[6:06:21 PM](#)

Fisher Mansion Carriage House located at approximately 1206 W. 200 S

CRSA, on behalf of Salt Lake City Parks and Public Lands, are requesting a Major Alteration to Fisher Mansion Carriage House located at 1206 W. 200 S. This property is listed as a Salt Lake City Landmark Site. The requested major alteration is to accommodate an adaptive reuse of the carriage house into a River Recreation and Community Engagement Hub. The property is located in the I (Institutional) zoning district and located in Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist (801) 535-7930 or kelsey.lindquist@slcgov.com). **Case Number PLNHLC2020-00509**

Kelsey Lindquist, Senior Planner, briefed the Historic Landmark Commission on the Fisher Mansion Carriage House.

John Ewanoski, Lewis Hogan from CRS Architecture, applicants provided a presentation to the commission. The commission and applicants discussed the following:

- Clarity on the anti-graffiti product
- Main house vision
- Safety issues and parking
- Jordan River access around the property
- Clarification on the fills

[6:50:03 PM](#)

The Quince New Construction and Special Exceptions located at approximately 432 N. 300 West (Bishop Place – a private street).

Paul Garbett, Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com).

- a. New Construction - This project request requires approval for new construction in an historic district. **Case number PLNHLC2019-01157**
- b. Three Special Exceptions: **Case number PLNHLC2019-01158**
 - i. The applicant requests a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').

- ii. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten-foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').
- iii. The applicant is requesting modification to maximum building height for certain units located on the interior of the development. The maximum building height in the SR-3 zone is twenty-eight feet (28'). The applicant is requesting a building height of thirty-five feet three inches (35'3") for eight (8) of the units.

Lex Traugher, Senior Planner, briefed the Historic Landmark Commission on the Quince New Construction and Special Exception.

Paul Garbett, applicants provided a presentation to the commission

The Commission and Staff, and Applicant further discussed the following:

- The meaning of historic context and what is the historic context for this project
- "Scandinavian" sidewall design
- Window separation
- Ordinance interpretation
- Historic value
- Clarity of street scape
- Proposal character not historical
- No community spaces
- Green spaces
- Set back on back yard space
- HOA

The meeting adjourned at [7:46:23 PM](#)