

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING

**This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Thursday, February 4, 2021**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Historic Landmark Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Historic Landmark Commission meeting were: Vice Chairperson, Michael Vela; Commissioners Babs De Lay, John Ewanowski, Aiden Lillie, Jessica Maw, Kenton Peters, and David Richardson.

Planning Staff members present at the meeting were: Molly Robinson, Planning Manager; John Anderson, Planning Manager; Nelson Knight, Senior Planner; and Kelsey Lindquist, Senior Planner.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Hyde was not present.

Vice Chairperson Vela stated he had nothing to report.

REPORT OF THE DIRECTOR

Molly Robinson, Planning Manager, reminded the commission regarding the conflict of interest form that was sent out.

APPROVAL OF THE JANUARY 7, 2021, MEETING MINUTES.

MOTION

Commissioner Richardson moved to approve the January 7, 2021 meeting minutes. Commissioner Peters seconded the motion. All were in favor. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

Cindy Cromer – Informed the commission regarding the Design Review project that was reviewed by the Planning Commission.

PUBLIC HEARINGS

Landscape Alterations at approximately 1362 E. Harvard Avenue - Annie Schwemmer, Architect, on behalf of the property owners, Joan Hammond, and Joe Dick, is requesting approval from the City of a revised proposal for site grading, landscaping, and a stone veneer wall installed in the front yard without a Certificate of Appropriateness at the above-listed address. The Commission tabled this item at its November 5, 2020 meeting in order for the applicant to work with Staff on changes to the proposal. This type of project must be reviewed as a minor alteration to a property in a historic district. The house is a contributing building within the SLC Harvard Heights Historic District and is zoned R-1-7,000 Single-Family Residential District. The subject property is within Council District 6, represented by Dan Dugan. (Staff contact: Nelson Knight at (385) 226-4493 or nelson.knight@slcgov.com) **Case number PLNHLC2020-00692**

Nelson Knight, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Historic Landmark Commission approve the request.

The Commission and Staff discussed the following:

- Clarification on French drain

Annie Schwemmer and Gary Fuller, applicants, was available for questions.

The Commission, Staff and Applicant discussed the following:

- Further clarification on French drain
- Clarification on irrigation and maintenance
- Type of landscape

PUBLIC HEARING

Vice Chairperson Vela opened the Public Hearing; seeing no one wished to speak; Vice Chairperson Vela closed the Public Hearing.

MOTION

Commissioner Peters stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for a Certificate of Appropriateness for site grading, landscaping, a stone veneer wall and sidewalk replacement installed in the front yard as proposed in petition PLNHLC2020-00692. I further move that the Commission direct Planning Staff to work with the petitioner to find a front yard landscape design that will meet the Standards, and delegate administrative approval to Staff for the final design.

Commissioner Maw seconded the motion. Commissioners De Lay, Maw, Peters, and Richardson voted “Aye”. Commissioner Ewanowski voted “Nay”. Commissioner Lillie recused herself. The motion passed 4-1.

Saxton-Bartlett Addition at Approximately 732 East 200 South - The petitioners, Nancy Saxton and Jan Bartlett, are requesting a Major Alteration and Special Exception approval for the construction of a new rear addition to a contributing structure on the 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 778 square feet in size and would result in an overall building height of 22'9". The property is located within the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district and within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist (385) 226-7227 or kelsey.lindquist@slcgov.com)

a. Major Alterations - Case number PLNHLC2019-01088

b. Special Exceptions - Case number PLNHLC2019-01151

Kelsey Lindquist, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She indicated that the applicant had made modifications to the proposed plans analyzed within the staff report.

The Commission and Staff discussed the following:

- Clarification on added unreviewed modifications

Wayne Gordon, applicant, provided information regarding the proposed modification.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the additional modification would be in line with the North volume
- Whether the applicant considered making the back volume larger
- Clarification on intended use
- Clarification on linking material within the roof

PUBLIC HEARING

Vice Chairperson Vela opened the Public Hearing; seeing no one wished to speak; Vice Chairperson Vela closed the Public Hearing.

The Commission made the following comments:

- Commissioner Jessica Maw recused herself from this item.
- I appreciate the materials are the same, and clear to delineate from the original cottage to the expansion

MOTION

Commissioner Richardson stated, 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 PLNHLC2019-1088, a request for a certificate of appropriateness for an addition to a contributing structure and PLNHLC2019- 01151, the associated special exceptions for the addition, with the following conditions:

- 1. Final details including modifications to the footprint of the plan of this major alteration be delegated to staff.**
- 2. A lot consolidation application must be submitted to the Planning division prior to receiving a Certificate of Appropriateness.**

Commissioner Ewanowski seconded the motion. Commissioners De Lay, Ewanowski, Lillie, Peters, and Richardson voted “Aye”. Commissioner Maw recused herself. The motion passed unanimously.

The meeting adjourned.