

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Thursday, May 6, 2021

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order 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, Adien Lillie, Jessica Maw, Victoria Petro-Eschler, and David Richardson.

Planning Staff members present at the meeting were: Director Nick Norris; Deputy Director Michaela Oktay, Senior City Attorney Hannah Vickery, Principal Planner Katia Pace, Administrative Assistant Aubrey Clark.

APPROVAL OF THE APRIL 1, 2021 MEETING MINUTES.

MOTION

Commissioner

REPORT OF THE CHAIR AND VICE CHAIR

Vice Chairperson Vela stated he had nothing to report.

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Cindy Cromer commented on the Elks Block Redevelopment Project.

Salisbury Mansion at approximately 574 East 100 South - Tom Smith, on behalf of the property owner, is requesting changes to the original approval from the Historic Landmark Commission to construct an addition to the Salisbury Mansion. The original approval was given in November 2017. The proposed changes are to the main front entrance along with an ADA ramp, and an elevator shaft in the rear of the building. The subject property is located at 574 East 100 South, which is designated as a Salt Lake City Landmark. The subject property is located within the RMF-45 zoning district and within Council District 4, represented by Analia Valdemoros. (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com) **Case number PLNHLC2021-00308**

Katia Pace, Principal Planner, reviewed the petition as outline in the staff report. She shared previous approvals for the property.

Staff and Commission discussed:

- The current condition of the project

Commissioner Vela opened the meeting to the applicant to speak.

James Christensen spoke of the transitions of the project. He stated the owner is ready to move forward. He reviewed the reason for the proposed design changes.

Mark Cacciamani thanked the Commission and Katia Pace for their help.

Commissioner Vela opened the meeting to public hearing.

Seeing that no one wished to speak he closed the public hearing.

Commissioner Richardson spoke regarding the project when it first came before the Commission and the original architect.

Commissioner De Lay said the item was a nonissue.

MOTION

Commissioner Babs De Lay 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 PLNHLC2021-00308, a request for a Certificate of Appropriateness for Minor Alterations at the Salisbury Mansion with the following direction: Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

Commissioner David Richardson seconded the motion. Commissioners Babs De Lay, John Ewanowski, Jessica Maw, Victoria Petro-Eschler, David Richardson, and Adien Lillie voted “Aye”. The motion passed unanimously.

Commissioner Adien Lillie was excused for the remainder of the meeting.

Minor Alteration located at approximately 229 N Almond Street - Maeli Merrill, property owner, is requesting approval of a certificate of appropriateness for the installation of a new dormer, replacement of windows, siding on the rear of the house, front door, and fascia in the front façade. The property is currently under enforcement, as all the requested items have already been installed. The property is located at the address listed above and is a contributing structure within the Capitol Hill Local Historic District. The property is located within the RMF-35 and RMF-45 zoning districts and within Council District 3, represented by Chris Wharton. (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com) **Case number: PLNHLC2020-00940**

Katia Pace, Principal Planner, reviewed the petition as outlined in the staff report. She stated that Staff finds that the proposed changes except for the dormer meet the standard for certificate of appropriateness.

Staff and Commission discuss:

- The roofing
- The dormer
- The original architectural drawings
- The original stairs
- The building permits

Commissioner Vela opened the meeting to the applicant.

The applicant, Maeli Nelson, explained that they hired a contractor who split, halfway through the project, with the design firm. The contractor did not take out the proper permits and they were unaware. Maeli and Mitch Nelson explained that they fired the contractor once they realized historic landmark standards and guidelines were not followed. They stated that they didn't know a dormer was going to be added and that the contractor did not follow the original design changes. They said there was a ladder leading to the attic but not stairs.

Commissioner Vela opened the public hearing.

Gregory Walters, prospective buyer of the property – in support of the proposal.

Tyson Clay, Lender for the project - asked the Commissioners if they have walked the property.

Monica Dennis, Realtor for the property – in support of the proposal.

Larie Caless, Investor in the property – in support of the proposal, stated that the owners had no knowledge of the errors of the contractor.

Daniel Galorn, Lorie's husband – made a plea that the Commission make an exception for this proposal.

Lan Anderson, investor in the property – in support of the proposal. He believes the changes enhance the property.

Clete Johansson, prospective buyer of the property – in support of the proposal.

Babs De Lay mentioned an email received at an earlier date from attorney Kelly Fowler.

Commission, Staff and Applicant discuss:

- Respect for the city process
- Whether a Certificate of Occupancy has been issued
- The exterior modifications referenced to prior to construction
- When the original permit was pulled and that it is still permitted under the original contractor even though the contractor has been fired

Steve Clayton, current hired contractor – stated he has applied to be the current contractor on the project with the city.

Commission, Staff and Applicants discuss:

- The original contractor

- When Steve Clayton was hired
- Whether the owners were present while the construction was happening

Executive Session

Commissioner David Richardson stated he feels the dormer is too big, ugly, historically inappropriate, and possibly not necessary. He commented on stair access windows, doors, and siding. He stated that the door detailing is not correct to the home and should be historically trimmed and cased. He stated the soffit and fascia are also inappropriate the house and the vinyl siding needs to be replaced.

Commissioner Jon Ewanowski feels that the project would not have been approved if it had gone through the proper channels.

Commissioner Victoria Petro-Eschler asked for clarification on what would be appropriate for the dormer.

Commissioner Jessica Maw remarked on the dormer as well and proposed that the dormer issue might be tabled. She said she doesn't feel comfortable to approve it.

Commissioner Michael Vela clarified the dormer requirements needs.

Commissioner David Richardson stated four observations for the owner: 1) The dormer is too big. 2) The vinyl windows are very bad. 3) The window trim used on the primary facades, the north and east, are inappropriate. 4) The roof soffit and fascia details are very very bad, aluminum being the incorrect material.

MOTION

Commissioner David Richardson stated, Based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny petition PLNHLC2020- 00940, a request for a Certificate of Appropriateness for Minor Alterations at 229 N Almond Street because evidence has not been presented that demonstrates that the proposal complies with the historical standards of Salt Lake City.

Commissioner Jessica Maw seconded the motion. Commissioners Babs De Lay, John Ewanowski, Jessica Maw, Victoria Petro-Eschler, David Richardson voted "Aye". The motion passed unanimously.

WORK SESSION

1. **Revisions to Rules of Procedure Document** - The Historic Landmark Commission will review some changes to the Rules of Procedures document. The document hasn't been updated since 2013. (Staff Contact: Michaela Oktay at 385/214-5311 or michaela.oktay@slcgov.com)

Michaela Oktay outlined the edits in the proposed Rules of Procedure update.

The Commission agreed to make the revisions a consent agenda item on the next Historic Landmark Commission Meeting.

The meeting adjourned at approximately 8:15 PM.