

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

**This meeting was a hybrid meeting held electronically and at the anchor location of  
451 South State Street, Room 326, Salt Lake City, Utah  
Thursday, August 5, 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 John Ewanowski, Kenton Peters, Victoria Petro-Eschler, and David Richardson. Chairperson Robert Hyde and Commissioners Babs De Lay and Adien Lillie were excused from the meeting.

Planning Staff members present at the meeting were: Planning Director Nick Norris, Deputy Director Michaela Oktay, Senior City Attorney Hannah Vickery, Senior Planner Nelson Knight, Urban Designer Laura Bandara, Administrative Assistant Aubrey Clark.

### **APPROVAL OF JULY 15, 2021 MEETING MINUTES**

**Commissioner Kenton Peters motions to approve the July 15, 2021 meeting minutes. Commissioner Petro – Eschler seconded the motion. All Commissioners voted “aye” to approve the minutes.**

### **REPORT OF THE CHAIR AND VICE CHAIR**

Chairperson Hyde was excused from the meeting  
Vice Chairperson stated that he had nothing to report

### **REPORT OF THE DIRECTOR**

Planning Director, Nick Norris, commented on the need for Commissioners. He also commented on the escalating numbers of Covid-19 and said that meetings in the near future will return to electronic only meetings.

### **PUBLIC COMMENTS**

Cindy Cromer commented, In my many comments to you and to the City Council, I have never quoted Justin Bieber. I have never considered paying attention to what he was doing, singing, or saying, BUT last week he said, "Sometimes our no's are more powerful than our yes's." I believe he was speaking about Simone Biles. I had already been thinking about some of your outstanding "no's" this year, especially the one regarding the house on Almond Street. That hearing was possibly the most bizarre public meeting I have ever observed. You were being asked to deal with a Victorian cottage with what appeared to me to be a new Tuff Shed perched on its roof. Saying "no" is hard enough when you are likely to be labeled the "Hysterical Society." It is even harder when you have to draft the findings yourself, digging into the ordinance. The potential buyers were ready to close in a few days, and they

appeared to want this compromised property nonetheless. You soldiered on, wading through comments from investors, gold medal performances in blaming and side-stepping, and the lack of relevant professional licenses. There are other examples of where your conviction to say "no" has made a difference this year. I'm focusing on the house on Almond Street because it is on the market again. I asked the staff to forward the link to you. Saying "no" was far superior to saying "yes," in this case and in other hearings where you have said "no." The advantages of a powerful, well-placed "no" include safer buildings, more compatible infill, a fairer process, and of course protection of the historic character of our neighborhoods. A clearly articulated "no" can accomplish a great deal, but as the listing on Almond Street suggests, a well-crafted "no" does not always solve the problem. Thank you very much for your "nos" this year.

Jerry Egan lives at 250 South Elisabeth Street, commented on Thistle Avenue and stated that he was not notified of the petition until after the public hearing had been closed. He would like to know what the process is to have his comments to be heard. Director Nick Norris responded letting him know further process. Planner Nelson Knight commented on the notification process and how the meeting proceeded.

### **UNFINISHED BUSINESS**

**Thistle Avenue Triplex at approximately 1126 E Thistle Avenue** - Gary Knapp, of KZW Architects, is requesting approval from the City to develop a new three-story building housing three attached dwelling units at the above-listed address. The current use of the property is an unoccupied structure that has previously been determined to be non-contributing to the University Historic District and is proposed to be demolished. This case was initially reviewed and tabled by the Commission at its June 3, 2021 meeting. The property is zoned RMF-35 and is within the University Historic District. This type of project must be reviewed by the Historic Landmark Commission for the construction of a new principal building. The property is within Council District 4, represented by Ana Valdemoros (Staff contact: Nelson Knight at (385) 226-4493 or [nelson.knight@slcgov.com](mailto:nelson.knight@slcgov.com)) **Case number PLNHLC2021-00081**

Nelson Knight, Senior Planner, reviewed the application as outlined in the staff report. He stated that the Applicants have revised the design to meeting the Commissions direction. He showed the primary design materials have changed and the design has been simplified. He stated that the Special Exception requests are far more detail in the staff report but remain the same as previously requested. He stated that Staff recommends approval of the Special Exceptions. He also commented on the seismic study that was performed in 2015. The study found there was no evidence of a fault line in the buildable area.

Commissioner Vela asked if it would be appropriate to proceed with the work session since there was some noticing issues.

Planning Director Nick Norris spoke on the city code and what is appropriate for the situation. He did say that it is at the discretion of the Commission to reopen the public hearing.

Commissioner Kenton Peters stated that he doesn't want to move forward on approval or denial if the public has not had a chance to make comments on the

petition. He said he would be comfortable moving forward as work session.

Commission Victoria Petro – Eschler said she agreed with Commissioner Peters.

Commissioner Richardson suggested that there be a site section that went through Elisabeth Street down through both projects so that abutting neighbor can see how their project relates to the other.

Commissioner David Richardson and John Ewanowski also agreed.

Commissioner Peters moved to make the item a work session.

Attorney Paul Nielson spoke on the legalities and that making a work session is not possible since it was not noticed as a work session. Commissioner Peters withdrew his motion. Paul Nielson said they are welcome to discuss the item but they would need to open the public hearing at another time.

Gary Knapp, Applicant representative, asked that Michael Colligan speak on the matter.

Michael Colligan remarked that the initial application was for a work session but there were circumstances that prevented them from being able to have a work session. Because of the delay they went ahead with the Special Exception request.

Gary Knapp said that he felt that the last time they met with the Commission that it was to be treated as a work session. He stated that they used the feedback from the last meeting to update the design.

Michael Colligan said they listened to the Commission in the last meeting and felt they met the Commissions requests and match the surrounding area better. He outlined the changes that were made.

Gary Knapp said they did look at the other dwellings on Thistle Street to inspire their design. He stated the looked at the designs around the street and simplified their design to reflect that, making it more mid-century modern.

Michaela Colligan also addressed the glass panels in the garage doors saying that it will be a frosted panel so that the public cannot see the contents inside of the garages.

Commissioner Vela asked for clarification on the processes for this specific item.

Director Nick Norris stated again that legal requirements were met and there is no obligation to reopen the public hearing.

Commissioner Vela opened the executive session.

Commissioner Richardson said he didn't have much to say but the fault line is far enough from the project.

Commissioner Ewanowski spoke on the materials used saying they are more

appropriate and said he felt like the applicant really listened to the Commission. He said that the details are hard to decipher in the rendering. He also asked if the Commission felt they should open it back up to the public since they are a large part of the process.

Commissioner Petro – Eschler said she felt the updated design is far better than the original. She also spoke on the need for public input.

Commissioner Vela said the design was significantly more appropriate. He also felt the public should not be circumvented in the process.

Gary Knapp, needing clarification, asked if the public could be heard from tonight.

Attorney Paul Nielson stated that there has to be public notice in order for a public hearing to be reopened.

Commissioner Petro – Eschler as for clarification on whether there could be adverse recourse for the commission.

Attorney Paul Nielson clarified the process.

Commissioner Vela asked about the timeline of the processes.

Attorney Paul Neilson spoke on the appeals process and legality.

Commissioner Richardson asked about a previous appeal.

Applicant Michael Colligan asked if there is a way to move forward in the review process so they can get their application in to the building review.

Commission Peters said the Commission does not have a problem with the footprint but there are some issues with the design. He said the site plan, the evolution of the design, the solid to void ratio, and the mass are all done well. He has a concern with the elevations and the windows. He cannot tell from the rendering how they are hung or what the materials are. He stated there is a lack of detail and lack of presentation in the new design rendering.

Commissioner Vela spoke on the stucco having control lines that are not shown in the renderings. He wants more detail on the windows, whether or not they are operable. He does like the garages. He said the solid to void is a step in the right direction. He likes the siding and keeping the tree near the driveway.

Gary Knapp said the some of the windows would be single hung opening from the bottom up. He said that he would add the details of the windows and stucco control lines to the rendering.

Commissioner Peters spoke on the center unit cantilevering out and wants it to see its proportions.

Gary Knapp said that the Commission told them to look at the buildings around them and that they tried to mimic the designs.

Commissioner Kenton Peters said it needs a little more character.

Commissioner Petro – Eschler referenced code and asked for clarification on whether the design details Commissioner Peters is asking are within the Commissions purview.

Commissioner Peters said he didn't disagree with what she was saying and felt like it could be taken to a vote.

#### **MOTION:**

**Commissioner Victoria Petro – Eschler 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 PLNHLC2021-00081, which is a request for a Certificate of Appropriateness for the New Construction of a three story triplex, and petition PLNHLC2021-00534, which is a request for two special exceptions associated with the proposed new building. These include: • A reduction in the required east side yard setback from ten feet (10') to five feet (5'); and • An exception to allow the encroachment of two balconies approximately three feet (3') into the same setback. with the following conditions: 1. Approval of all final design details, including materials to be used, windows, particularly pertaining to materials, including specific direction expressed by the Commission, shall be delegated to Planning Staff.**

**Commissioner Ewanowski asked that there be a condition attached that all final detail designs be delegated to staff.**

**Commissioner Richardson wants real windows used, something other than vinyl and the windows set back to create a shadow line.**

**Commissioner Petro-Eschler said she was happy to add that amendment to the motion.**

**Commissioner David Richardson seconded the motion. Commissioners Ewanowski, Petro – Eschler, Richardson voted “aye”. Commissioner Peters abstained. The motion passed with 3 votes “aye” and 1 “abstain”.**

**The Commission called for a break at 7:03. The session reconvened at 7:10pm.**

#### **WORK SESSION**

**Pioneer Park Cultural Landscape Report** – The Public Lands Department is collaborating with the Planning and Engineering Divisions on cultural landscape reports (CLRs). These CLRs will provide new preservation tools for the long-range planning of Salt Lake city's significant historic and cultural landscapes. Cultural Landscape Reports, developed according to the Secretary of the Interior's Standards for Historic Properties and the Guidelines for the Treatment of Cultural Landscapes, provide site-specific guidance to decision makers. The consultant historic landscape architect, Shalae Larsen of Io LandArch, will provide a briefing on the Pioneer Park

CLR. Pioneer Park is within Council District 4, represented by Ana Valdemoros. (Staff contact: Nancy Monteith, Engineering Division at (801) 801-535-6157 or [nancy.monteith@slcgov.com](mailto:nancy.monteith@slcgov.com) or Laura Bandara, Planning Division, at (385) 226-3117 or [laura.bandara@slcgov.com](mailto:laura.bandara@slcgov.com))

Deputy Director, Michaela Oktay, spoke on how the cultural landscape historic inventories came about. She spoke on how Urban Planner Laura Bandara and Nancy Monteith became part of the CLR team.

Urban Planner Laura Bandara spoke on the dynamic qualities of the landscape. She stated that the inventory reports help build site specific guidance. She spoke on the historic integrity of the sites.

Senior Landscape Architect Nancy Monteith spoke on the effort of preserving Pioneer Park and the Commissions help on that.

Shalea Larsen, with IO LandArch, spoke on the cultural landscape reports and that the characteristics of a cultural landscape are. Part one of the report consists of site history, existing conditions, analysis and evaluation. The second part is based on the outcome of part one with treatment and management. She spoke on the history of the Pioneer Park site in four stages. She said there is a need for a significance assessment. She said the recommendation is rehabilitation.

Commissioner Vela asked what the next steps were to move forward.

Shalea Larsen said the draft will be wrapped up shortly.

Nancy Monteith outlined that it will be next given to a design team and that it will come before the Commission when it is ready.

Laura Bandara stated that it will likely come before the Commission as a work session and take public input.

Commissioner Richardson commended the group that compiled the CLR.

Commissioner Vela said he looks forward to diving into the report more deeply.

The meeting adjourned at 7:42PM.