

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING

This meeting was held electronically without an anchor location

Thursday, November 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: Chairperson Michael Vela; Vice-Chairperson Babs De Lay, Commissioners Aiden Lillie, John Ewanowski, Kenton Peters, Victoria Petro-Eschler, Carlton Getz, Michael Abrahamson, Robert Hyde, and David Richardson.

Planning Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Kelsey Lindquist, Senior City Attorney Paul Nielson, Senior Planner Nelson Knight; Principal Planner Aaron Barlow, and Administrative Assistant Aubrey Clark.

REPORT OF THE CHAIR AND VICE-CHAIR

Chairperson Vela reviewed the stance of the Historic Landmark Commission.

Vice-Chairperson De Lay stated she has nothing to report.

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay reported that Victoria Petro-Eschler was leaving the Commission for a position on City Council. Commissioner Petro-Eschler commented that she enjoyed her time on the Commission.

Deputy Director Michaela Oktay reported that Commissioner David Richardson has completed his two terms on the Commission, and this is his last meeting. He stated he appreciated his time on the Commission.

Commissioner Petro-Eschler left the meeting.

APPROVAL OF OCTOBER 14, 2021 MEETING MINUTES

Commissioner Kenton Peters moved to approve the minutes. Commissioner Aiden Lillie seconded the motion. All commissioners voted to approve the minutes. The motion passed.

PUBLIC COMMENTS

Cindy Cromer reported the death of Scott Larsen who helped establish the Central City District.

PUBLIC HEARINGS

Special Exception and Minor Alteration for Additional Fence Height at approximately 522 East 6th Avenue - Judee Shoup, the property owner of 522 E 6th Ave, is requesting Special Exception approval by the Historic Landmarks Commission to install a solid wood fence in the side yard that would be 8.5 feet high at its tallest point, and a 5-foot fence along the west property line of the front yard. The property is located within the Avenues Local Historic District and Council District 3, which Chris Wharton represents. (Staff contact: Aaron Barlow at 385-386-2764 or aaron.barlow@slcgov.com.)
Case Numbers PLNHLC2021-00439 & PLNHLC2021-00441

Principal Planner Aaron Barlow reviewed the petition as outline in the staff report. He stated that Staff recommends approval of the request as proposed.

Commissioner Getz asked if there were any comments from the neighbor whose window would be obstructed by the additional fence height. Staff stated they has spoken with the neighbor but not he property owner. Staff also commented that there is a notification process that would have reached the owner.

Commissioner Lillie asked to see the rear of the property. She then asked about the special exception changes to City code. Staff discussed the changes with her and stated that this application of special exception was submitted before the updates were adopted by the City Council..

Chairperson Vela asked about the deck and slope transition. Staff explained that without the approval the fence would have to slope with the land.

Chairperson Vela opened the meeting to the applicant.

Judee Shoup, the applicant, reviewed her reason for the request. Her reasons for replacing the fence are because it has become weak due to a windstorm as well as recapturing property as the current fence is not on the property line.

Commissioner David Richardson stated that the properties on both side of the applicant seem to have considerable deferred maintenance and let the applicant know he was not able to view the site because he did not feel safe on their property due to the damaged decking. The applicant remarked that the process has been time consuming, the deck and the fence are connected, and the deck has fallen into disrepair while waiting for approval. Commissioner Richardson then asked how far the property line on the west fence will move. The applicant stated it will move out about a foot. Slides were shared the showed the current fence line and what it would look like after the property line adjustment.

PUBLIC HEARING

Chairperson Vela opened the public hearing. Seeing that no one wished to speak Chairperson Vela closed the public hearing.

EXECUTIVE SESSION

Chairperson Vela opened the Executive Session. Seeing that no one wished to speak, he asked for a motion.

MOTION

Commissioner Babs De Lay stated, Based on the analysis and findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Historic Landmark Commission approve the Special Exception request (PLNHLC2021-00439), and the accompanying Minor Alteration request (PLNHLC2021-00441) as proposed.

Commissioner Aiden Lillie seconded the motion. Commissioners Aiden Lillie, Babs De Lay, Carlton Getz, David Richardson, John Ewanowski, Kenton Peters, Michael Abrahamson, and Robert Hyde voted “aye”. The motion passed unanimously.

National Register Nomination for the Pantages/Utah Theater - The State Historic Preservation Office (SHPO) has received a request to add the Pantages Theater, located at 144 S. Main Street, to the National Register of Historic Places. SHPO will consider this nomination at their Board meeting on November 18, 2021 and is requesting review and input from Salt Lake City as the Certified Local Government in this matter. The property

is not located within a Local Historic District or listed as a Local Landmark Site and would not be subject to any local preservation standards found in the H Historic Preservation Overlay zoning district. The property is located within council District 4, represented by Analia Valdemoros. (Staff contact: Nelson Knight at 385-226-4493 or nelson.knight@slcgov.com)

Commissioner Carlton Getz recused himself from this item. Commissioner Robert Hyde recused himself from this item.

Senior Planner, Nelson Knight, reviewed the petition. He stated that even if the petition moves forward with a positive recommendation to the National Registry it does not restrict demolition or alteration to a building by the owner. He reviewed the history of the building. He shared the nomination process with the Commission.

Commissioner Peters asked who currently owns the property. Nelson Knight, Senior Planner, clarified that the RDA owns it. Commissioner Peters then asked what their position was on this nomination. Staff stated that typically an owner could object to a nomination and it wouldn't be listed. He said in this case that SHPO has determined it is a public place and case law shows that it would be eligible for listing on the national register and that if the sale to the developer proceeds, they could object to the listing and it wouldn't proceed.

Commissioner Aiden Lillie wanted to know if the theater was sold because was deemed that the cost would be too large to renovate or restore the structure. She then asked if there are any plans on Main Street or nearby area to create a historic district. Staff reviewed nearby buildings that are landmark sites and on the national register. He also commented that it is the City's position that the cost is too expensive to renovate the structure. Commissioner Lillie asked what the reason was for it not previously being added to the national register. Deputy Director Michaela Oktay commented that it was due to the number of previous alterations.

Commissioner Vela asked if there was photographic documentation of the building. Staff commented that the RDA funded extensive documentation of the building that is available.

Commissioner Abrahamson asked why the image quality in the nomination is so poor compared to what is available online.

Commissioner Vela asked to hear from the applicant. Staff clarified that there is not an applicant like in other cases. He said that the Chair could open the public hearing and that the consultant and others behind the nomination were in attendance.

PUBLIC HEARING

Chairperson Vela opened the public hearing.

- Michael Valentine – An organizer of the Save the Utah Pantages Theater, for the nomination. He shared some of the background of the site and why they submitted the nomination.
- Kirk Huffaker – An organizer of the Save the Utah Pantages Theater - For the nomination. He commented that there were resolution regulations which is why the photos in the nomination are lower quality.

Commissioner Ewanowski asked for clarification on criteria for a site to be eligible and what criteria they were applying under. Mr. Huffaker clarified the different qualifications. He said they went with criteria A and C.

- Mike Hume – for the nomination
- O'Brien McDonough (Casey) – for the nomination
- David Berg – for the nomination
- Crystal Green – for the nomination
- Oscar Arvizu – for the nomination

Seeing that no one else wished to speak, Chairperson Vela closed the public hearing.

EXECUTIVE SESSION

Commissioner Lillie stated that she is for the nomination.

Commissioner Ewanowski commented he echoes the commenters in that being in the building is a transformative experience. He feels that it could be restored but know there are limitation for the seismic upgrades that would need to be done. He said he is for the nomination.

Commissioner Richardson thanked the applicants and consultants for documenting the theater for future posterity.

MOTION

Commissioner John Ewanowski stated, Based on the information listed in the National Register nomination form, the information presented, and the input received during the public hearing, I move that: 1. The Commission finds that the Pantages/Utah Theater appears to meet the National Register criteria and; 2. Recommends its listing to the Utah State Historic Preservation Office and the Utah Board of State History.

Commissioner Aiden Lillie Seconded the motion. Commissioners Aiden Lillie, Babs De Lay, John Ewanowski, Kenton Peters, Michael Abrahamson, Robert Hyde voted “aye”. The motion passed.

OTHER BUSINESS

OPMA Training

City Attorney Paul Nielson presented the information to the Commission. In attendance for the training was: Michael Vela, Babs De Lay, Aiden Lillie, John Ewanowski, Kenton Peters, Carlton Getz, Michael Abrahamson, and Robert Hyde.

The meeting adjourned.