

SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION MEETING AGENDA
This meeting will be an electronic meeting held without an anchor location
January 6, 2022 at 5:30 p.m.
(The order of the items may change at the Commission’s discretion)

This Meeting will **not** have an anchor location at the City and County Building based on the following determination by the Planning Commission Chair:

I, Michael Vela, Chair of Historic Landmark Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, the elevated number of cases, that meeting at an anchor location presents a substantial risk to the health and safety of those who would be present.

We want to make sure everyone interested in the Historic Landmark Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Historic Landmark Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; historiclandmarks.comments@slcgov.com or connect with us on WebEx at:

- <https://bit.ly/slc-hlc-01062022>

Instructions for using WebEx will be provided on our website at SLC.GOV/Planning

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM

Approval of Minutes for December 2, 2021

Report of the Chair and Vice Chair

Director’s Report

PUBLIC COMMENTS - The Commission will hear public comments not pertaining to items listed on the agenda.

PUBLIC HEARINGS

1. **Minor Alteration Window Replacement at approximately 224 West Ardmore Place** – Israel (Izzy) Erickson, the property owner, is requesting a certificate of appropriateness to replace original windows on a contributing structure. This matter is being referred to the Historic Landmark Commission for a decision because staff concluded that the design and materials of the proposed windows that are visible from the public right of way do not comply with adopted design guidelines. The house is located at the above-stated address is within the Capitol Hill Local Historic District and is zoned SR-1A (Special Development Pattern Residential District). The subject property is located within Council District 3, represented by Chris Wharton. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)
Case number PLNHLC2021-00924

2. **Minor Alteration at approximately 239 W. Ardmore Place** - This is a request by Roxy Chamochumbi, representing the property owner, Cashkey Homes, LLC, to approve paint on the masonry single-family residential building located at the above-stated address. The matter is being referred to the Historic Landmark Commission for a decision as Staff concludes that the paint work already completed does not comply with standards of review and adversely affects the historic district. The building is considered contributing to the character and integrity of the Capitol Hill Local Historic District. The site is zoned SR-1A. This type of project must be reviewed as a Minor Alteration. The subject property is within Council District 3, represented by Chris Wharton. (Staff contact: Nan Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNHLC2021-00712**

3. **New Construction & Special Exception at approximately 237 N. Almond Street** - Michael Sommer is requesting approval from the City to construct a single-family dwelling at the above-stated address. The subject property is currently vacant, located within the Capitol Hill Historic District and is zoned RMF-45 (Moderate/High Density Multi-Family Residential). This proposal requires Historic New Construction and Special Exception review.
 - a. New Construction: This project request requires approval for new construction in an historic district. **Case number PLNHLC2021-00967**
 - b. Special Exception: The applicant is requesting two special exceptions for this project. **Case number PLNHLC2021-00966**
 - i. The applicant requests a modification of the front yard setback from 25 feet to 15 feet.
 - ii. The applicant requests a modification of the north side yard setback from 10 feet to 7 feet.

The subject property is located within Council District 3, represented by Chris Wharton. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com)

4. **Modifications to Conditions of Approval for the Bishop Place Project** - Paul Garbett, of Garbett Homes, has requested modifications to the original conditions of approval for the Bishop Place project that was approved by the HLC on 10/1/2020. This specific request is to install vinyl windows on the new buildings instead of the wood windows required by the HLC. The approval granted was for new construction in a 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). 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: Nelson Knight at 801-535-7758 or nelson.knight@slcgov.com). **Case numbers PLNHLC2019-01157 & PLNHLC2019-01158**

WORK SESSIONS

- 1. Western Gardens Zoning Map Amendment** - Tyler Morris, Cottonwood Residential, proposes to amend the zoning map to change the zoning for the 2.3-acre parcel located at approximately 550 S. 600 East from CN (Neighborhood Commercial) to FB-UN2 (Form Based Urban Neighborhood) in its entirety. The parcel is currently occupied by the Western Gardens commercial center. This zoning map amendment change will facilitate the redevelopment of this parcel into a multifamily project. The subject property is located within Council District 4, represented by Ana Valdemoros. Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00420**
- 2. Madeleine Choir School Fieldhouse - New Construction** – Representative Sparano & Mooney Architects, is requesting a Certificate of Appropriateness for New Construction of a Principal Building from the Historic Landmark Commission in order to build a new two-story fieldhouse building on their campus at approximately 67 B Street. The building would be located on open space with frontage on B Street and 2nd Avenue. No existing buildings on the campus would be altered. The school is listed as a landmark site on the SLC Register of Cultural Resources and is also in the Avenues Historic District. The property is within Council District 3, represented by Chris Wharton. (Staff contact: Nelson Knight at 801-535-7758 or nelson.knight@slcgov.com) **Case number PLNHLC2021-01074**

The next regular meeting of the Commission is scheduled for Thursday, February 3, 2022 unless a special meeting is scheduled prior to that date.

For Historic Landmark Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.

Anyone who is an "adversely affected party" as defined by Utah Code Section 10-9a-103, may appeal a decision of the Historic Landmark Commission by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.

The applicant may object to the decision of the Historic Landmark Commission by filing a written appeal with the appeals hearing officer within thirty (30) calendar days following the date on which a record of decision is issued