

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING

This meeting was held electronically without an anchor location

Thursday, January 6, 2022

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, Carlton Getz, Michael Abrahamson, Robert Hyde.

Planning Staff members present at the meeting were: Planning Manager Wayne Mills, Planning Manager Kelsey Lindquist, Senior City Attorney Hannah Vickery, Principal Planner Aaron Barlow, Senior Planner Nannette Larsen, Senior Planner Sara Javoronok, Senior Planner Nelson Knight, Senior Planner Lex Traugher, Administrative Assistants and Aubrey Clark.

Chairperson Vela read the virtual meeting determination.

REPORT OF THE CHAIR AND VICE-CHAIR

Chairperson Vela said that there will be trainings that will be held prior to future HLC meetings. Vice-Chair Babs De Lay stated that she had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Kelsey Lindquist remarked on the Carlton Apartments and the Annex on South Temple being halfway demolished. She also stated that she will provide an update on the Pipeline Building in February. She also let the Commission know that the appeal for the Brigham Cemetery fence was denied.

APPROVAL OF DECEMBER 2, 2021 MEETING MINUTES

Commissioner De Lay motioned to approve. Commissioner Carlton Getz seconded the motion. Commissioners Babs De Lay, Aiden Lillie, John Ewanowski, Kenton Peters, Carlton Getz, Michael Abrahamson, and Robert Hyde voted to approve. The motion passed.

PUBLIC COMMENTS

Planning Manager Wayne Mills reviewed instructions on how to participate in the meeting.

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

PUBLIC HEARINGS

Minor Alteration Window Replacement at approximately 224 West Ardmore Place – Israel (Izzy) Ereksen, 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**

Principal Planner Aaron Barlow reviewed the petition as outline in the Staff Report. He stated that Staff recommends denial of the request because the proposal does not meet the standards for a certificate of appropriateness.

Commissioner Aiden Lillie asked in if the applicant would be interested in a 1 for 1 exact replacement. Staff said that applicant could speak on the issue and that he has a specific style in mind.

Chairperson Vela asked for clarification on the standards that were not met. Staff clarified what the replacement window frames should look like to maintain the character.

Commissioner Getz asked if there were currently windows that meet the energy efficiency standards that have as thin of a frame that are currently on the residence. Staff stated that there are windows that could be used as a replacement that have a similar profile.

Commissioner Ewanowski interjected that there are modern thermally broken aluminum windows that fit efficiency standards. Staff asked if they are more expensive than a fiberglass window. Commissioner Ewanowski stated that they are more expensive.

Planning Manager Kelsey Lindquist noted that Staff's concern is that the proposed windows versus the character defining features of the original windows are very different from one another. She said that staff is amenable to working with the applicant to find windows that mimic those character defining features.

Chairperson Vela reviewed the characters that would need to be met to be acceptable to the standards.

Commissioner Michael Abrahamson commented on the operability of the windows.

The applicant Israel Ereksen stated that he finished his basement a few years ago and went through the building permit process. He was stalled because the permits office didn't realize right away that the home was in a historic district. He was allowed a specific window on his basement, but he is now being told that he cannot use the same material. He reviewed the process in which he went through to come before the Commission today. He stated that he is frustrated with the process and is in front of the Commission as a last option.

Commissioner Aiden Lillie asked if the applicant had images of the proposed windows. It was clarified that there are images in the staff report.

Commissioner Kenton Peters asked why the applicant wants the mullions where the house does not have it now. The applicant stated that they like the way it looks.

Chairperson Vela asked Aaron to pull up his staff report and show the proposed windows.

Commissioner Lillie asked who had visited the site and if there were mullioned windows. Commissioner Carlton Getz said that he had visited the site and that other homes in the neighborhood did have replacement windows but that none of them had divided lights.

The applicant explained the windows would not be divided internally.

Commissioner Ewanowski asked about the operability of the windows. He also asked Staff why this home is included in the ILS. Staff explained that the date was moved up to stick to the 50 years of significance but also plan ahead because and ILS cannot be done every year.

Planning Manager Kelsey Lindquist clarified that the years were adjusted to include Ardmore to capture the midcentury structures.

The applicant asked for clarification on what is happens when the reconnaissance is done. Staff clarified it is to capture the midcentury homes.

Commissioner Lillie specified what could make the property significant in the ILS survey.

PUBLIC HEARING

Chairperson Michael Vela opened the public hearing.

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

The applicant and Commission discussed:

- Salt Lake City Preservation
- Whether the windows had already been purchased. They had not.

EXECUTIVE SESSION

The Commission discuss:

- The window options including aluminum versus fibrex
- Whether there is an option to make an exception for the material
- Casement windows, muntin options, colors options
- The nature of the home being an example of its period
- The standards for the windows
- The possibility of tabling the item to give the applicant a chance to return with an updated proposal

- The Certificate of Appropriateness previously approved for the basement windows

MOTION

Commissioner Kenton Peters 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 PLNHLC2021-00924, a request for a Certificate of Appropriateness for the replacement of 6 original windows that are visible from the right of way on the subject property located at 224 West Ardmore Place.

1. The divided lights are removed from the proposal
2. The applicant works with staff for final color and material approval

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

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**

Senior Planner Nannette Larsen reviewed the petition as outlined in the staff report. She stated that Staff recommends denial of the request and asked that the paint to be removed. She stated that it is staff’s opinion that the painted masonry is not consistent with the applicable standards of approval.

Chairperson Vela asked staff to clarify whether the painting had already been done. She said that it had.

Victor Rothaar, applicant representative, stated that there are other homes in a one block radius that are painted as well. He said that the standards need to be applied to all of the homes in the area.

Commissioner Ewanowski clarified why something would be within the Commissions purview. Chairperson Vela stated that the Commission can only work with the case in front of them.

The Commission and the presenter discuss:

- The charge of the Commission
- The type of paint was used. It was unknown
- Whether or not the work was permitted

PUBLIC HEARING

Chairperson Vela opened the public hearing.

- Jonathan Lee – in opposition to the petition
- Israel Ereksen – read the preservation language regarding paint color

The Commissioners discuss whether paint is allowable on brick and the alternative options.

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

EXECUTIVE SESSION

The Commissioners discuss:

- Whether the wire cut brick would be compromised by the paint removal. Commissioner Ewanowski stated that it may be more difficult to remove but that it is possible.

MOTION

Commissioner John Ewanowski stated, Based on the information in the staff report I move that the Historic Landmark Commission deny the proposed Minor Alteration as presented in petition PLNHLC2021-00721.

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

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)

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the New Construction and Special Exception requests with the conditions listed in the staff report. She stated that overall, the project meets the Historic

Design Standards and the Residential Design Guidelines.

The Commission and Staff discuss:

- Whether this project had previously had a work session. It had not.
- Whether this project was done by the same developer as the project to the north. It is not.
- Whether this project will go before the Planning Commission. Staff clarified that single family homes do not go before the Planning Commission.

The applicant Michael Sommer stated that he didn't have a presentation, thanked everyone for their time, and asked if there were any questions the Commission may have.

Commissioner Getz stated that the house is unique and nice addition to the neighborhood. Chair Vela agreed.

PUBLIC HEARING

Chairperson Vela opened the public hearing.

- Cindy Cromer – In favor of the petition
- Sara Javoronok read an email into the record sent by a neighbor in favor of the petition.

Commissioner Vela closed the public hearing.

The applicant had nothing further to say.

EXECUTIVE SESSION

Commissioner Lillie asked if the neighboring property, that was new construction, was also a single-family dwelling. Staff confirmed that it was a single-family dwelling.

Commissioner Peters stated it was a nice project and believes it deserves the Commission's approval. Commissioner Ewanowski agreed.

MOTION

Commissioner Carlton Getz stated, Based on the 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 request for a Certificate of Appropriateness for the new construction of the residence and special exceptions for reduction in the front yard setback and the north side yard setback for the proposal at 237 N Almond Street, as presented in PLNHLC2021-00967 and PLNHLC2021-00966, with the condition listed in the staff report.

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

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**

Senior Planner Nelson Knight reviewed the petition as outlined in the staff report. He stated that Staff recommends removal of the original approval condition number 2 and recommend keeping condition number one. He stated that the applicant has requested to remove both conditions and install Amsco “Artisan Series” vinyl windows. He reviewed the design guidelines and pointed out that according to the guidelines, “vinyl should be avoided as a non-durable material in the regional climate.” He stated that it is Staff’s opinion that the standards and design guidelines support the removal of condition number 2 from the approval for this project. He also stated that Staff does not recommend changes to condition number one.

Commissioner Vela asked for clarification on whether vinyl windows for new construction would be ok. Staff clarified that vinyl windows would conflict with design guidelines but that the windows would not need to be wood or metal-clad wood as originally approved.

Staff and the Commission discussed:

- The number of structures that were demolished to make way for this project. There were eight structures on site that were of various ages.
- The time the design review took place.
- The proposed solar panels proposal in place of the removal of condition number one.

The applicant Paul Garbett reviewed the reason he is requesting removal of the previously conditions of approval. He stated that they felt the proposed vinyl windows are in line with the City’s overall goals stating that the vinyl windows of today are better quality than the windows of 15 years ago. He also specified that the windows he intends to install have a lifetime warranty on the frames. He stated that they would like to offer Bishop Place as an all-electric zero emissions community with solar panels as an exchange for the vinyl windows. He shared a slide of the differences between standard vinyl windows and the Amsco Artisan Series vinyl windows. He stated that if the HLC allowed the vinyl windows Garbett would be able to provide solar panels without a cost upgrade.

The Applicant and Commission discussed:

- Whether the proposed windows were used on another project in a historic district. The applicant stated that they are the same windows as projects that were previously approved for two of the applicants’ new construction projects – one in the Capitol Hill Historic District and the other in the South Temple Historic District. Upon further discussion, Senior Planner Lex Traughber said that these projects were approved under a prior version of the standards for new construction projects and that the standards had subsequently changed.
- Where the project is in the process. The applicant clarified that they are working on final Plat approval.

The Commission and Staff discuss:

- The proposed alteration of conditions and why the proposed windows were used in other projects within the historic district. Staff clarified that the previous decisions were

approved under different standards of approval for new construction, and prior to the adoption of the multi-family design guidelines.

- Whether Staff still holds that vinyl windows shall be avoided because they are not durable or if there is a change because there is a lifetime warranty on the frame. Staff clarified the standards says no vinyl whether there is a warranty or not.

Chair Vela stated he feels stuck. He said that while there is an offer to make the solar panels a free upgrade in exchange for the vinyl windows, design guidelines say no vinyl windows. Staff clarified that what the Commission is looking at is the proposal before them regarding the windows and whether or not they comply with the guidelines that have been adopted.

The staff and Commission discuss:

- Whether the issues with vinyl windows in the design guidelines are a design issue or a durability issue. Staff remarked that it is both.
- Staff reviewed the guidelines pertaining to this proposal.
- Whether the other projects referenced earlier were submitted prior to the multi-family design guidelines' adoption. Staff clarified that was the case.
- The specific language in the code standards and design guidelines saying vinyl should be avoided and not saying it is not allowed.
- The lifetime warranty not being referenced on the Amsco website. The applicant referenced an email from the Amsco representative to show that the frame has a lifetime warranty.
- Whether the design guidelines should be changed. Staff clarified that the guidelines would have to be amended by City Council.
- The Commission needing to make findings within the standards within the zoning ordinance 21A.34.020 H-6-c.

PUBLIC HEARING

Chairperson Vela opened the public hearing.

- Cindy Cromer – gave some history on the Bishop Place project. She mentioned that she would like the Commission to speak on things that are within their purview.

Chairperson Vela closed the public hearing.

Thomas Kessinger, with the applicant, reviewed the benefits of electrification of residential housing. He said he felt it was in line with the City's efforts. The Chair cut off the presentation stating that it did not pertain to the issue at hand.

EXECUTIVE SESSION

Planning Manager Wayne Mills reiterated that the Commission is not reviewing and approving a variance to anything. He stated that this is a new construction project and should be reviewing it according to the standard in the ordinance according to new construction.

Chair Vela reviewed Staff's recommendation.

Commissioner Aiden Lillie stated that an applicant coming forward saying they would provide something not directly preservation-related in return for a change to something that is made her uncomfortable. She feels when they have these items, they should only be looking at these items.

Commissioner Kenton Peters says he agreed with Commissioner Lillie. He would like to support the applicant with the durability and finish but felt his hands were tied with the ways the standards and design guidelines are written.

Commissioner Ewanowski said that the lifetime warranty is on the frame but doesn't say anything about the sash, glazing or finish. That could create questions about the durability of the windows.

MOTION

Commissioner John Ewanowski stated, Based on the analysis and findings listed in the staff report from October 1, 2020, and the January 6, 2022 memo, the information presented, and the input received during the public hearing, I move that the Commission modify the conditions of approval for petitions PLNHLC2019-01157 and PLNHLC2019-01158, which are requests for new construction and special exceptions associated with the "Bishop Place Project," to remove the following condition: Condition of Approval #2, that "All windows shall be either wood or wood-clad."

Commissioner Carlton Getz seconded the motion. Commissioner Babs Del Lay, Aiden Lillie, John Ewanowski, Kenton Peters, Carlton Getz, Michael Abrahamson, and Robert Hyde voted "aye". The motion passed unanimously.

A five-minute break was taken. The meeting reconvened at 8:53 PM.

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 Traugher at 801-535-6184 or lex.traugher@slcgov.com) **Case number PLNPCM2021-00420**

Senior Planner Lex Traugher reviewed the petition as outlined in the staff report. He stated that the applicant requested the work session with the HLC to discuss the proposal and to gain feedback regarding potential development moving forward. He notified the Commission that this project went before the Planning Commission in December and will move on to City Council.

The applicant Tyler Morris felt it was important to engage with the Historic landmark Commission as soon as possible. He stated that he was wanting to get the Commission's initial feedback. He let the Commission know that the current owners are retiring. He said they would not be removing any existing historical structures or housing. He said it made sense to transition to multi-family housing.

Commissioner De Lay said that she was concerned with scale. The applicant said the FB-UN2 limits to 4 stories.

Chair Vela reviewed the FB-UN2 height standards and said that he would expect the applicant to

be respectful of the surrounding neighbors.

Commissioner Abrahamson recused himself for the following item

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**

Senior Planner Nelson Knight reviewed the project as outlined in the staff report. He stated that the applicants are looking for input from the Commission.

Commissioner De Lay asked how the project engages with the street. She felt she was looking at a box. Staff stated that it will be a gymnasium and it has programmatic requirements for that but felt that the applicants could answer that better.

Staff stated that the open house is posted on the website and that there has been no public comment prior to the work session.

Commissioner Getz asked what kind of noticing was done for the project. Staff responded that all owners and properties within 300 feet of the project were notified.

The applicant Anne Mooney stated that some of the reason for the massing is that the building will be a gymnasium. Planner Nelson Knight shared a presentation showing the site analysis due to the applicant having technical difficulties. The applicant stated that they are following all zoning guidelines for the proposed project. She stated that the height of the project fits with the existing structures.

Commissioner De Lay asked for clarification on whether the green space will be maintained. The applicant stated that it would be – with new green space on the roof of the new building.

The applicant continued to review the proposal stating that they build the color pallet based on the neighborhood.

Chair Vela approves of the applicant staying within the guidelines. He asked whether the parking requirements are being met. The applicant said they were exceeded by including off-site parking at the LDS Church building under an existing written agreement.

Chair Vela asked if there would be windows on the north side and said it would be helpful if they were in the rendering. The applicant said they would add them to the rendering.

Commissioner De Lay said she would like to see the triangle elements from the surrounding area implemented into the design.

Chair Vela referenced the B Street corner rendering and said that he would like to see eyes on the street on the B Street facade. He also said lighting would break up that expanse.

Commissioner Peters said a modest glow would be nice. He liked the recessed floor as well.

Commissioner Getz what will happen to the soccer field and playground. The applicant stated they are proposing adding the playground to the rooftop.

Chair Vela asked if there will be gates added for security. The applicant stated that the campus is currently completely gated and would be modified as needed for the new building.

There was also discussion about lighting with an LED strip to help with a soft glow above the glazing. There was clarification on why there are 26.5-foot walls being that is the standard gymnasium height for full size. There was clarification that there will be bleachers. There will be two stair towers.

The meeting adjourned 9:46 PM.