

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
This meeting was held electronically without an anchor location
Thursday, March 3, 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 and Vice-Chair Babs De Lay; Commissioners Kenton Peters, John Ewanowski, Michael Abrahamson, and Robert Hyde. Commissioners Carlton Getz and Aiden Lillie were excused from the meeting.

Planning Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Amy Thompson, Senior City Attorney Hannah Vickery, Senior Planner Sara Javoronok, Senior Planner Nannette Larsen, Principal Planner Katia Pace, and Administrative Assistant Aubrey Clark.

Prior to the start of the meeting Staff held training for the Commissioners beginning at 5:00 PM. Staff gave a general overview of the role of the Historic Landmark Commission.

Chairperson Vela read the virtual meeting determination.

APPROVAL OF FEBRUARY 3, 2022 MEETING MINUTES

Commissioner Kenton Peters motioned to approve the February 3, 2022 meeting minutes. Commissioner Robert Hyde seconded the motion. Commissioners Babs De Lay, Robert Hyde, Kenton Peter, and Michael Abrahamson voted “aye”. Commissioner John Ewanowski abstained. The motion passed.

REPORT OF THE CHAIR AND VICE-CHAIR

Chair Vela stated that he had nothing to report.
Vice-Chair De Lay stated that she had nothing to report.

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay notified the Commission of a Commissioner candidate that has been submitted to the Mayor’s Office for review. She also notified the Commission of the negative recommendation provided to City Council by the Planning Commission regarding the Carriage House Text Amendment. She also reported that the mask mandate at the City has been lifted and that she expects future Commission meetings to be held in person.

PUBLIC COMMENTS

Cindy Cromer commented on the interface between the Pioneer Park Vision Plan and the Pioneer Park Cultural Landscape Report. She had concerns that there was a lack of integration between the two and has requested a public hearing be held and further integration of the Landscape Report into the Vision Plan.

PUBLIC HEARINGS

Minor Alteration for Painted Brick at Approximately 365 S Elizabeth Street - Gregg Bohling, representing the property owner, is requesting a Minor Alteration approval for the painted brick at the above listed address. The property is under enforcement for having painted the brick without a certificate of appropriateness and the matter is being referred to the Historic Landmark Commission for a decision. The building is considered contributing to the character and integrity of the University Historic District. The site is zoned SR-3. This type of project must be reviewed as a Minor Alteration. The subject property is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number PLNHLC2022-00118**

Senior Planner Sara Javoronok reviewed the petition as outlined in the Staff Report. She stated that Staff feels removal of the paint would exacerbate the deterioration of the brick and Staff recommends approval of the petition.

Gregg Bohling, a representative of the owner Larry Campbell, reviewed the painting of the structure after a recommendation from a contractor due to damage done from the previous painting and subsequent removal of the paint.

Commissioner Ewanowski asked for clarification on what year the home was sandblasted. The applicant representative felt that it may have happened in the late 80's or early 90's. Commissioner Ewanowski asked what year the oldest photo showing the structure painted was from. It was clarified that it was 1932 the first time a photo showed proof of the structure having been painted.

Chair Vela asked for clarification as to whether the issue was a needed permit or a Certificate of Appropriateness. Staff clarified that it is the Certificate of Appropriateness that is needed.

PUBLIC HEARING

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

EXECUTIVE SESSION

Commissioner De Lay felt that it was a no brainer. Commissioner Ewanowski felt that painting

was the way to go due to the damage already done. Chair Vela stated that he agreed.

MOTION

Commissioner Babs De Lay 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 painted brick at 365 S Elizabeth Street, as presented in PLNHLC2022-00118, with the condition listed in the staff report.

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

Minor Alteration for a Solar Roof at Approximately 365 North Center Street - Christopher Vargas with Tesla, representing the property owner, is requesting a Minor Alteration approval to replace the shingles on a historic structure with Tesla Solar glass material on the roof of the structure. The property is located at the above-stated address. The site is currently used for a single-family residence and is zoned SR-1A. The structure is considered contributing to the character and integrity of the Capitol Hill Local Historic District. This type of project must be reviewed as a Minor Alteration. The subject property is located within Council District 3, represented by Chris Wharton. (Staff contact: Nan Larsen at 801-535-7645 or nannette.larsen@slc.gov.com) **Case number PLNHLC2021-01240**

Senior Planner, Nannette Larsen reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval of the Minor Alteration request.

Commissioner Ewanowski asked if Staff knew what the original roofing was for this structure. Staff said they did do research but were not able to determine the material originally used.

Applicant Representative Christopher Vargas stated that the previous material was asphalt shingles but could not speak to the original materials used.

Commissioner Ewanowski asked if the roof would look similar to a previously presented project on Third Avenue. The applicant stated that it would be almost identical to it with some minor changes.

Commissioner Vela stated that he was concerned with stair stepping on the corner, but he drove by the other project and liked the way it looked with the planks. The applicant stated that there would be a standing seam style, but it will look almost identical to their previous project and will be black in color.

Commissioner Abrahamson asked for clarification on what materials will be placed on the entry shed roof. The applicant clarified that they will be using dummy tiles that will be

indistinguishable from the solar tiles.

PUBLIC HEARING

Chair Vela opened the public hearing.

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

EXECUTIVE SESSION

Commissioner De Lay shared her support of the petition.

Commissioner Abrahamson stated that he lives just down the street from the previous solar project and didn't even notice the product on the roof.

Chair Vela stated that product starts out shiny but over time it loses that luster and becomes indistinguishable and stated that it is a nice application.

Commissioner Ewanowski felt it was good to have an approximation product that helps out with the environment and stated his support for the project.

Chair Vela agreed with Commissioner Ewanowski and stated that he thinks that there will be more and more want for this product, lowering the cost.

MOTION

Commissioner Michael Abrahamson stated, based on the discussion, analysis and findings in the staff report, and the input received during the public hearing, I move that the Historic Landmark Commission approve the proposed Minor Alteration as presented in petition PLNHLC2021-01240.

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

WORK SESSIONS

Pioneer Park Vision Plan Briefing - The Public Lands Department collaborated with the consultant Design Workshop to develop a Vision Plan for Pioneer Park. The Plan is a long-term vision that will guide near and long-term improvements to the park. The planning process included extensive stakeholder and public engagement to identify community priorities for park improvements that will create a vibrant downtown park that is safe and welcoming. Proposed improvements are intended to align with findings and treatment recommendations included in the Pioneer Park Cultural Landscape Report. Improvements include passive and active recreation, a misting water feature, infrastructure for the farmers market, tree planting, and water-wise gardens. The vision also includes a shade structure, a state-of-the-art restroom, a café, a park ranger station, and a plaza. Cost, maintenance, and infrastructure requirements are all important considerations that will be addressed in more detail in the design phase, anticipated to begin in May. Design development will further define the architectural styles and

materialization of the project. Pioneer Park is within Council District 4, represented by Ana Valdemoros. (Staff contacts; Nancy Monteith, Engineering Division at (801) 535-6157 or nancy.monteith@slcgov.com; Katherine Maus, Public Lands Department at (801) 535-7815 or katherine.maus@slcgov.com; and Katia Pace, Planning Division, at (801) 535-6354 or katia.pace@slcgov.com)

Nancy Monteith and Katherine Maus with the Public Lands Department shared the Vision Plan and engaged with the Commission. They shared the next steps they will proceed with to further the project as outlined in the staff report.

The meeting adjourned 7:26 PM.