

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, April 7, 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, Michael Abrahamson, and Carlton Getz. Commissioners John Ewanowski, Robert Hyde 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, Planning Manager Kelsey Lindquist, Senior Planner Sara Javoronok, Principal Planner Caitlynn Tubbs, Senior Planner Nelson Knight, and Administrative Assistant Aubrey Clark.

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

APPROVAL OF MARCH 3, 2022 MEETING MINUTES

Commissioner Kenton Peters motioned to approve the March 3, 2022 meeting minutes. Commissioner Michael Abrahamson seconded the motion. Commissioners Babs De Lay, Kenton Peter, Michael Abrahamson, Carlton Getz, and Mike Vela voted “aye”. The motion passed.

REPORT OF THE CHAIR AND VICE-CHAIR

The Chair stated that he had nothing to report.

The Vice-Chair stated that she had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Amy Thompson reported on the following extension request:

Extension Request for New Construction & Special Exception at approximately 738 S. Green St. - Matt Fletcher, the property owner, is requesting that the Historic Landmark

Commission grant a one-year time extension on approval of New Construction and Special Exceptions for a single-family residence and detached garage with a second-floor accessory dwelling unit in the Central City Local Historic District. The Commission originally granted approval for this project on March 4, 2021. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact is Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) Case numbers PLNHLC2020-00391 and PLNHLC2020-00392

She stated that staff is requesting a motion from the commission to approve the extension request.

Commissioner Carlton Getz motion to grant the extension. Commissioner Kenton Peters seconded the motion. Commissioners Babs De Lay, Kenton, Mike Vela, Kenton Peters, Carlton Getz voted “aye”. The motion passed.

PUBLIC COMMENTS

Cindy Cromer shared her comments regarding the Western Gardens Rezone proposal currently under review by the City Council. She reviewed the structures that make up the neighborhood.

PUBLIC HEARING

Minor Alteration Window Replacement at approximately 114 N F Street - Samuel Ames and Janel Thomas, on behalf of the property owners, are requesting a Certificate of Appropriateness to replace two windows on the front facade of the home with vinyl windows. The subject property, located at the above-stated address, is within the Avenues Local Historic District. The property is located within Council District 3, represented by Chris Wharton. (Staff contact is Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case number PLNHLC2022-00180**

Principal Planner Caitlyn Tubbs reviewed the petition as outlined in the Staff Report. She stated that Staff recommends denial of the request. She stated that the existing windows are not in need of repair, and that they appear to be in operating condition. Staff was not able to determine that the windows were damaged and stated that it is the City’s policy that windows should only be replaced if absolutely necessary.

The homeowner Michael Werner stated that he respects and appreciates the historic value of the neighborhood. He said that he would like to change the windows while accommodating the historic nature of them. He said he would like the Commission to explain how the windows he has chosen do not comply with the standards. He explained that the reason he is seeking to change the windows is for better efficiency.

Commissioner Kenton Peters asked if there are windows within the standards that would be more easily approved for this project. Staff clarified that there are options, and they would like to see the windows replaced with similar or the same material that was originally installed. In this case, wood. She also clarified that the replacement windows should have the same proportions as the existing windows. Commissioner Peters asked if the options had been discussed with the

applicant. Staff clarified that it had been and that this petition is the second request for a Certificate of Appropriateness submitted for this address and that due to the locations of the windows the previous application was able to be approved at a staff level. She stated that since the proposed windows on this request are on the primary façade that they would not meet the design guidelines.

Deputy Director Michaela Oktay explained that the applicant could install interior or exterior storm windows for energy efficiency.

Commissioner De Lay stated that her understanding of the situation is that the applicant is requesting to replace two windows that are wooden framed and that the rest of the home's windows have already been replaced with another material. Staff confirmed that is correct. Commissioner De Lay expanded further that the applicant has made their request because they do not want to install a different material than what they have used on the other windows. Staff replied that was their understanding, that the applicant wants to keep the type of windows consistent.

Principal Planner Caitlyn Tubbs clarified that the person who spoke is the homeowner, but the applicants are Samuel Ames and Janelle Thomas with Hanson's Company.

PUBLIC HEARING

Chair Vela opened the public hearing.

- Cindy Cromer – Remarked about workshops provided for restoring wood windows.

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

EXECUTIVE SESSION

Commissioner Peters says the issue is pretty cut and dry and he would go with Staff's recommendation.

Commissioner Michael Abrahamson agreed with Commissioner Peter's statement and feels it's also essential to maintain the proportion of the panes.

Commissioner Delay stated that she agrees with the staff report.

Commissioner Peters says he agrees with needing to be more energy efficiency but feels there are better ways to go about it than vinyl replacement windows.

MOTION

Commissioner Babs De Lay stated, Based on the analysis and findings in the staff report, the information presented, and the input received during the public hearing, I move that the Historic Landmark Commission deny the request for window replacements, petition

PLNHLC2022-00180. The request fails to substantially comply with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in 21A.34.020.G.

Commissioner Michael Abrahamson seconded the motion. Commissioners Babs De Lay, Michael Abrahamson, Kenton Peters, Michael Vela, and Carlton Getz voted “aye”. The motion passed.

Minor Alteration Windows Replacement at approximately 129 West 400 North - Ben Kjar, representing the property owner, is requesting a retroactive Certificate of Appropriateness for multiple windows which have been replaced on the rear, side, and front facades of the home located at approximately 129 West 400 North. The subject property is located within the Capitol Hill Local Historic District, is within Council District 3, and is represented by Chris Wharton. (Staff contact is Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case number PLNHLC2021-01311**

Principal Planner Caitlyn Tubbs reviewed the petition as outlined in the Staff Report. She informed the Commission that this is an enforcement case. She stated that Staff recommends approval for some of the windows while denying others. She reviewed the windows for which Staff recommended approval and those for which Staff recommended denial.

Chair Vela asked staff to clarify that the windows not on the front façade are being approved apart from the replacement windows that were smaller than the original opening. Staff said that was correct. Chair Vela also asked if it was correct that one neighbor wrote in opposition and one neighbor wrote in support. Staff stated that was correct.

Commissioner Abrahamson asked about windows on the rear façade and which ones were replaced. Staff clarified that there were three that were replaced and a fourth window that is original and was not replaced.

The applicant Ben Kjar stated that Caitlyn helped him through the application and that she did a great job. He stated that there was a complaint about a window with stained glass having been removed. The applicant stated that there was never stained glass on his home since he had owned it. He reviewed some elements that were removed and others that stayed on his home with the replacement windows.

Commissioner De Lay stated that a lot of the pictures provided were of illegal windows. She also stated that the applicant would have known he was in a historic district on his title report. She stated that a lot of the character of the home has been lost and that they are trying to preserve the historic district and the historic look. She stated that the two windows on the front façade added so much charm and personality and that has been wiped out. She stated that vinyl windows are illegal on the front façade and that is the rules that the Commission upholds. She clarified that maybe the neighbors haven't been turned in for the vinyl windows, that they don't go out looking for violations, that they are usually based on complaints from neighbors and the neighbors have

said the applicant did this incorrectly.

The Applicant stated that the complaint made against him, that there was a stained-glass window removed, is incorrect.

PUBLIC HEARING

Chair Vela opened the public hearing.

- Dan Bethel – suggested spandrel glass to save money on brickwork.
- Kelly Fowler – owns two properties in the neighborhood, stated that she is the one who filed the complaint. She said that when you live in a historic district you have a responsibility to seek permits and treat the homes with the respect that they deserve.

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

The applicant stated that felt that moving the kitchen avoided issues such as needing to alter other windows.

EXECUTIVE SESSION

Chair Vela stated that what the Commission is about is protecting these historic areas. He said that what happens on the front of the street is what they are all about.

Commissioner Abrahamson stated that for him what is missing is the lower half of the molding and is hesitant to approve because they were character-defining features.

Commissioner Peters said that he really dislikes the enforcement cases because it puts everyone in a tough position, but they have to stick to what the rules are.

Chair Vela echoed what Commissioner Peters said and added that they can only comment on what is presented before them. He stated that there are a lot of non-complying modifications done to historic homes, but they can only respond to the cases presented to them.

Commissioner Getz stated that he appreciates the public comments that were made, that when there are people who will not do work in a historic district because it is too onerous it's because they don't want to do the work correctly. He stated that when the work is done correctly that it is simple and straightforward. He stated that it's unfortunate what has been lost and they can only hope to restore as much as possible.

MOTION

Commissioner Michael Abrahamson stated, Based on the analysis and findings in the staff report, the information presented, and the input received during the public hearing, I move that the Historic Landmark Commission approve the request for a Certificate of

Appropriateness in part for replacement of all of the windows on the eastern (side) and southern (rear) facades, and for windows B1, B2, S5 and S6 on the western (side) façades diagramed within the staff report. The commission finds these windows substantially comply with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in section 21A.34.020.G of the zoning ordinance. Based on the analysis and findings in the staff report, the information presented, and the input received during the public hearing, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness in part for replacement of the windows on the northern (front) façade and for window M5 on the western (side) façade as diagrammed within the staff report. The commission finds these windows fail to substantially comply with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in 21A.34.020.G.

Commissioner Carlton Getz seconded the motion. Commissioners Babs De Lay, Michael Abrahamson, Kenton Peters, Mike Vela, and Carlton Getz voted “aye”. The motion passed.

Certificate of Appropriateness for New Construction at Madeleine Choir School Fieldhouse

- The Madeleine Choir School, represented by Sparano and 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 petition as outlined in the Staff Report. He stated that Staff recommends the proposal be tabled due to process issues, stating the applicant supplied additional information after the posting deadline. He also shared that the issue was not the fault of the applicants, but due to staff. He shared a presentation summarizing feedback from the January 2022 work session between the applicants and the Commissioners, and showing the changes made since that work session. The applicants shared a presentation displaying materials and their site plan.

Commissioner De Lay asked for clarification if parking will be required to be provided. Nelson stated that it will need to comply with the city requirements for parking. He stated that the current agreement is the parking is being shared with a neighboring church. Nelson stated that he is recommending the item to be tabled to give more time to determine it complies with all city requirements, and if the design would require and modification to zoning standards from the HLC.

The applicants Anne Mooney and Nate King approached the Commission. Anne Mooney stated that they are looking for a Certificate of Appropriateness with changes made after receiving feedback from the work session.

Commissioner De Lay asked the applicant if they had considered adding parking to their proposal. The applicant stated that they would likely have to go underground and that would be hard to do. She also stated that the neighbors seem to think that there will be an additional need for parking but that the gym will support the students already on campus, and the school has no intention of increasing enrollment when the new building is completed.

Commissioner De Lay stated that the off-street off-site parking is only in place for 5 years. The applicant clarified that is the case, but it is renewed and has always been so since the 1980's.

Commissioner Getz asked about the vibrancy of the glazing proposed. The applicant stated that the original renderings submitted with the application showed more vibrant colors than intended. Their intent is to have something more subdued.

Commissioner Peters asked for clarification on the colors displayed. The applicant stated that the color pallet used was to reflect colors found within the neighborhood.

Commissioner De Lay asked for clarification on if it would be possible to add windows to the front to help blend in with the neighborhood. The applicant stated that they did add an additional six windows on the façade and the brick has dimensions and is no longer flat.

PUBLIC HEARING

Chair Vela opened the public hearing.

- Matt Kitterer – Director of Advancement at Madeline Choir School – Stated that the building does not mean more growth for the neighborhood. That it will serve the student body already attending there.
- Dan Bethel – Was in opposition to the petition do to him feeling it doesn't fit with the neighborhood.
- Jim Freeman – Stated that the parking agreement was informal until November of 2020.
- Laurie MacMillan – Lives in the neighborhood and is in favor of the petition.
- Ron Tharp – Lives in the neighborhood and doesn't feel the proposal fits with the character of the neighborhood.
- Planning Manager Amy Thompson read an email into the record from Jim and Renee Swayze 62 B St – in opposition of the petition do to not fitting the character of the neighborhood and issues with parking.

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

EXECUTIVE SESSION

Commissioner Kenton Peters said it is obvious that the neighbors are concerned about the parking. He stated that this is not within the Commissions purview and that the parking is already

an issue.

Chair Vela stated that parking is important and will need to be addressed by zoning since it is not in their purview.

Commissioner Kenton Peters asked Nelson why Staff is now recommending tabling rather than approval. Nelson clarified that it is to give Staff and the Commission time to review information that was provided after the staff report was posted for public review. Staff clarified that the major concern was with the elevations because it had not been fully developed. Kenton asked for clarification on what more staff is looking to analyze. Nelson clarified that Staff needed additional time to review the elevations to ensure that the building does not exceed the maximum height in the Institutional Zone. Developed for each height to be in code. Also, any issues that might require modifications from the Historic Landmarks Commission in order to be built.

MOTION

Commissioner Kenton Peters 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 Table petition PLNHLC2021-01074, which is a proposal for the new construction of a gymnasium/classroom building on the Madeleine Choir School campus. The reason for the tabling of the petition is to allow time for staff to review and the historic landmarks commission to consider the information presented by the applicant after the staff report was prepared and publicly posted. The applicants shall return to the Historic Landmark Commission for approval of the design at a future meeting.

Commissioner De Lay seconded the motion. Commissioners Babs De Lay, Kenton Peters, Mike Vela, and Carlton Getz voted “aye”. Michael Abrahamson abstained. The motion passed.

The meeting adjourned 7:40 PM.