

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION MEETING  
City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111  
Thursday, September 7, 2023**

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: Chair Babs De Lay, and Commissioners Michael Vela, Emoli Kearns, Michael Abrahamson, and Amanda De Lucia. Vice-Chair John Ewanowski, and Commissioners Kenton Peters and Carlton Getz were absent from the meeting.

City Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Amy Thompson, Senior Planner Lex Traughber, Senior Planner Sara Javoronok, and Administrative Assistant Aubrey Clark.

**APPROVAL OF THE MEETING MINUTES FOR AUGUST 3, 2023**

**Commissioner Abrahamson motioned to approve the minutes. Commissioner Kearns seconded the motion. Commissioners Kearns, De Lucia, Vela, Abrahamson, and Chair De Lay voted “aye”. The motion passed unanimously.**

**REPORTS OF THE CHAIR AND VICE-CHAIR**

The chair stated that she had nothing to report.

**REPORT OF THE DIRECTOR**

Deputy Director Michaela Oktay reported:

- There was an RFP out for a consultant to conduct a reconnaissance level survey.
- A historic home, located on 300 South, that caught fire had to be demolished due to public safety concerns.
- The Historic Preservation Overlay Text Amendment is in City Council’s hands, and they are waiting for a date to do the briefing.
- The Planning Division is recruiting Historic Landmark Commissioners.

**PUBLIC COMMENT**

Cindy Cromer – Shared pictures of the O. J. Salsbury Mansion showing what she believes to be coal dust on the south elevation. She also spoke about long vacancies of buildings within Central City and it leading to vandalism. She also shared concerns of construction near buildings such as the O. J. Salsbury mansion due to the sandstone type foundations that are fragile and wants the Commission to be mindful of that.

**PUBLIC HEARING**

1. **Beehive & Lion House Major Alterations at Approximately 63 & 67 E. South Temple** - Steven Cornell of FFKR Architects, representing the property owner, The Church of Jesus Christ of Latter-day Saints, is requesting a Certificate of Appropriateness from the City for the following modifications to the Landmark Sites:
  - a. Additions to the north and west of the Lion and Beehive Houses.
  - b. Replacement and repair of existing materials and restoration of missing features.
  - c. Removal of existing landscape features to increase accessibility and introduce water-wise plants.

The proposed modifications are to accommodate a museum function at the above listed addresses and to make alterations to restore features appropriately to periods of significance associated with the site. The property is zoned D-1 (Central Business District). The subject property is within Council District 3, represented by Council Member Chris Wharton. (Staff contact: Micheala Oktay at 385-214-5311 or Michaela.Oktay@slcgov.com) **Case number PLNHLC2023-00666**

Planning Deputy Director Michaela Oktay stated that Staff recommends approval of the project with the conditions listed in the staff report, with finally approvals delegated to staff.

The applicants, Steven Cornell, Spencer Hutchings, and Mark Morris reviewed the history of the site and the proposed modifications including the architecture and landscaping.

Chair De Lay asked what the foundations were made of. The applicants replied that it was sandstone. Chair De Lay asked if the whole block would be going through similar processes. The applicants stated that they are looking to make the changes because the function of the structures will be changing.

Commissioner De Lucia asked if water conservation would be applied on the property. The applicant stated that yes it would be more water conservative.

Commissioner Vela asked if the main entrances would be on the east and the West into the courtyard and then from the courtyard if that would be where they were gaining access to the museum and other spaces. The applicant confirmed that was correct and that the main entrance would be on the west side through the Lion House.

Chair De Lay asked how long the project would take. The applicant stated that they are looking to conclude this project before the LDS Temple is reopened.

## **PUBLIC HEARING**

Tony Romney – would like the applicants to dedicate one room Zina Diantha Huntington Jacobs Smith Young

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

## **EXECUTIVE SESSION**

### **MOTION**

**Commissioner Mike Vela stated, “Based on the information presented and discussion, I move that the Commission approve this application based on staff’s**

recommendation, which includes the conditions listed in the staff report”. Commissioner Kearns seconded the motion. Commissioners Vela, De Lucia, Abrahamson, Kearns, and Chair De Lay voted “aye”. The motion passed unanimously.

2. **Yalecrest - Laird Heights Local Historic District** - Kelly McAleer, a property owner in the proposed local historic district, has submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Laird Heights Local Historic District are on Laird Avenue from 1300 East to 1500 East including the homes on Laird Circle and Uintah Circle. The proposed district is located in City Council District 6 represented by Dan Dugan. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number: PLNHLC2023-00074**

Senior Planner Lex Traughber reviewed the petition as outlined in the Staff Report. He stated that Staff recommends the Commission forward a positive recommendation to City Council.

Commissioner Vela asked if there were at least 33 percent of the property owners who signed the application to initiate the petition, the minimum required, of the property owners who consented to comply. Staff replied that 66 percent of the property owners consented to the proposal. Commissioner Vela also asked staff if they had reviewed with the residents, and they were understanding, of the LHD standards. Staff clarified that all property owners were sent out information as well as being invited to listen to a presentation at a Community Education Meeting. Staff stated that 16 of the 66 invited property owners attended that presentation.

## **PUBLIC HEARING**

Jan Hemming – Yalecrest Neighborhood Council Chair stated that the community council is in favor of the proposal.

Chair De Lay paused the public hearing to speak with the applicant Kelly McAleer. Kelly McAleer gave an overview of the history of the neighborhood.

Chair De Lay resumed the public hearing.

Hughe Bunker – In favor of the designation

Tony Romney – In favor of the designation

Cleon Romney – In favor of the designation

Eric Povilus – In favor of the designation but has concerns, saying that more documentation of what is permitted and prohibited.

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

## **EXECUTIVE SESSION**

Commissioner Kearns stated that she had concerns over Princeton saying there is a lot of non-compliant changes happening.

Deputy director Michaela Oktay informed the Commission that until the ordinance was adopted there wouldn't be any historic review on the changes that were being made.

Commissioner Abrahamson stated that he had concerns about how the designation of a local historic district and the affordable housing incentive would coincide. Staff stated that the Commission should look at the standards for adopting a local historic district and not be concerned with the affordable housing incentive which has not yet been adopted by City Council.

The Commission and staff also discussed the public comment process, providing more information on the city website regarding historic districts, and the process for which a local historic district is recommended.

## **MOTION**

**Motion 1 - Commissioner De Lucia stated, Based on the findings listed in the staff report, testimony and information presented, I move that the Commission forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Laird Heights as proposed”. Commissioner Kearns seconded the motion. Commissions Vela, De Lucia, Kearns, Abrahamson, and Chair De Lay voted “aye”. The motion passed unanimously.**

**Motion 2 – Commissioner De Lucia stated, “Based upon the information presented, I move to forward a positive recommendation to the City Council to adopt the changes to the building ratings from the 2005 Reconnaissance Level Survey as noted in Attachment D of the staff report dated 9/7/2023”. Commissioner Kearns seconded the motions. Commissions Vela, De Lucia, Kearns, Abrahamson, and Chair De Lay voted “aye”. The motion passed unanimously.**

## **WORK SESSION**

- 3. Bamboo Multifamily New Construction at Approximately 602 and 612 E 300 S, and 321 S 600 East - Thom Jakab, on behalf of the property owners, is requesting a certificate of approval for new construction in a Historic District and a planned Development approvals for the properties cited above. The proposal is to construct one multifamily building with 38 units on the properties at 602 E 300 S and 321 S 600 E. The structure located at 614 E 300 S will be remodeled. The new construction request includes a modification to the required front yard setback. The Planned Development request associated with this petition will be reviewed later by the Planning Commission. That request is to utilize a provision that may allow the change from a nonconforming commercial use to a permitted residential use at the property listed above. In the RMF zoning districts, developments that change from a nonconforming commercial use to a permitted residential use are exempt from the density limitations of the zoning district with planned development approval. The property is within Council District 4, represented by Ana Valdemoros. (Staff contact Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number: PLNHLC2023-00125 & PLNPCM2023-****

**00124**

Senior Planner Sara Javoronok gave a brief overview of the proposal.

The applicant Thom Jakab reviewed the proposed project. Felt that proposal was a good area for medium density housing.

The commission and applicant discussed the parking. The applicant confirmed that the units would be for rent and not for sale.

The Commission and applicant discussed:

- The bicycle storage area.
- Parking spaces.
- The existing dwelling unit.
- Incorporating more details into the design to complement the surrounding structures.
- The size of the studio units (350 sq ft).
- The building on the corner is not a contributing structure due to many alterations that have been made.
- Glass railings may not be in keeping with the character of the neighborhood.
- Whether fiber cement is considered a durable material.

The meeting adjourned at 7:39 PM.