

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, October 5, 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, Vice-Chair John Ewanowski, and Commissioners Michael Vela, Emoli Kearns, Michael Abrahamson, Kenton Peters, Carlton Getz, and Amanda De Lucia.

City Staff members present at the meeting were: Deputy Director Michaela Oktay, Zoning Administrator Mayara Lima, Senior Planner Sara Javoronok, and Administrative Assistant Aubrey Clark.

APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 7, 2023

Commissioner Michael Abrahamson motion to approve the minutes. Commissioner Emoli Kearns seconded the motion. Commissioners Kearns, De Lucia, and Chair De Lay

The motion passed unanimously. Commissioner Vela was not present for the approval of the minutes.

REPORTS OF THE CHAIR AND VICE-CHAIR

The Chair had nothing to report.

The Vice-Chair had nothing to report.

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay reported that Local Historic District postcards were distributed this week. She also updated the Commission that the Planning Commission forwarded a negative recommendation to City Council regarding the Yalecrest Laird Heights local historic district request. She stated that the next step is for ballots to go out to property owners in that proposed local historic district before going to City Council.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARING

1. **Minor Alteration for a Tree Platform at approximately 258 N. J Street** - Igor Kovalenko, the property owner, is requesting approval for a Minor Alteration for a tree platform in the rear

yard of his house at the above-listed address. The subject property is in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district. The proposal is referred to the Historic Landmark Commission since it requires modifications to building coverage, maximum height for accessory structures, distance from the principal structure, and does not meet the adopted historic standards and guidelines. The subject property is within Council District 3, represented by Chris Wharton. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number PLNHLC2023-00335**

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. She stated that staff recommends denial of the petition.

Commissioner Vela Joined the meeting at 5:47 PM.

The applicant Igor Kovalenko reviewed his project, his findings, and the process he went through.

The Commission, staff and applicant discussed the height of the platform, whether the applicant was given permission to build the platform from the City, if the applicant knew that they lived in a historic district, and whether a building permit was obtained.

Commissioners shared concerns about the height of the platform and how much the tree will fill in and how long that would take.

PUBLIC HEARING

Chair De Lay opened the public hearing.

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

EXECUTIVE SESSION

Commissioner Peters said that he found this situation troubling. He also said this is an accessory structure and it does not comply with the standards. He stated that the structure does not comply with the standards and does not support the petition.

Vice-Chair Ewanowski stated that he was struggling with the height of the structure, and he does not support the petition.

MOTION

Commissioner Kenton Peters stated, “Based on the information presented and discussion, I move that the Commission deny this Minor Alteration application as recommended by staff.” Commissioner De Lucia seconded the motion. Commissioners Kearns, Abrahamson, De Lucia, Getz, Peters, Ewanowski and Chair De Lay voted “aye”. Commissioner Vela abstained because he was not present for the full presentation. The motion passed.

- 2. Minor Alteration for Porch and Walkway at approximately 1345 E. Normandie Circle** - Michael Young, property owner, is requesting approval of a Certificate of Appropriateness to replace the steps of the front porch and walkway at the above-listed address. The property is contributing to the character and integrity of the Yalecrest-Normandie Circle Local Historic

District. The proposed work has already been completed without approval and is being referred to the Historic Landmark Commission for a decision because Staff finds that it does not comply with standards of review. The subject property is zoned R-1/7000 (Single-Family Residential), and is located within Council District 6, represented by Dan Dugan. (Staff Contact: Mayara Lima at 801-535-6141 or mayara.lima@slcgov.com) **Case Number: PLNHLC2023-00439**

Zoning Administrator Mayara Lima reviewed the petition as outlined in the staff report. She stated that staff recommends the Commission deny the petition because it does not comply with the standards of review.

Commissioner Getz asked how the case originated. Staff clarified that it was an enforcement case, that enforcement cases are usually citizen complaints, and that the City doesn't actively look for violations.

The applicant Michael Young stated that he was unaware that the front steps were a historic feature and that he was required to receive a permit. He shared a presentation that reviewed the project.

Commissioner De Lucia asked how long the applicant had owned the home. The applicant stated he bought it in 2016. Commissioner De Lay asked whether a licensed contractor was used to complete the work. The applicants stated that they had used a licensed landscaper.

PUBLIC HEARING

Chair De Lay opened the public hearing.

Cindy Cromer – Stated that the applicant should know that they live in a historic district because it is on the title and the City sends out postcard notices to local historic district homeowners. Encourages staff to work with the applicant regarding modifications to the step to avoid a tripping hazard.

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

The applicant stated that he knew that he lived in a historic neighborhood but was not aware of the need to go through a specific process.

EXECUTIVE SESSION

Chair De Lay felt the round step and curve of the walkway are what gave the charm and asked if staff could verify whether there was only one curved step entry in the neighborhood. Staff share a slide that shows the path of the neighbors in the cul-de-sac.

Commissioner Peters stated that the city has made a good start on reaching out to people to let them know that they are in a historic neighborhood but felt the process needed to be accelerated.

Commissioner Vela asked if a permit was required to replace your steps and sidewalk. Staff verified that a permit was needed.

The Commission discussed the need for further processes to be in place to prevent

enforcement cases from happening, whether to table the item, and if there was an alternative to allow staff to work with the applicant on changes that need to be made.

Commissioner Ewanowski asked whether the walkways and stairs were usually handled administratively. Staff answer that it is handled administratively as long as the request meets the standards.

The Commission and staff discussed the penalties for non-compliance.

Deputy Direct Michaela Oktay reviewed the options the commission has.

Commissioner Getz shared his concerns of handling enforcement cases and feeling the City needed better processes in place.

The Commission discussed what features and process they felt were appropriate for the case moving forward.

MOTION

Commissioner De Lucia stated, “Based on the information presented and discussion, I move that the Commission deny this Minor Alteration application as recommended by staff.” Commissioner Vela seconded the motion. Commissioners Kearns, Abrahamson, Ewanowski voted “no”.

Commissioners De Lucia, Getz, Peters, Vela voted “aye”. Chair De Lay abstained. The motion passed.

OTHER BUSINESS

1. Chair & Vice-Chair Elections

Babs De Lay and John Ewanowski were voted to remain on in their current roles as Chair and Vice-Chair.

Chair De Lay reported that she was invited to serve on a committee for the RFP process regarding the public safety building located at 315 E 200 South and she accepted.

The meeting adjourned at 7:04 PM.