

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION MEETING  
City & County Building  
451 South State Street, Room 315  
Salt Lake City, Utah 84111  
Thursday, February 1, 2024**

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, Carlton Getz, Amanda De Lucia, Adrienne White, and Alan Barnett. Commissioner Jared Stewart was absent.

City Staff members present at the meeting were: Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Principal Planner Aaron Barlow, Principal Planner Grant Amann, and Administrative Assistant Aubrey Clark.

**APPROVAL OF THE MEETING MINUTES FOR JANUARY 4, 2024**

**Commissioner Mike Vela motioned to approve the meeting minutes. Commissioner Emoli Kearns seconded the motion. Commissioners Ewanowski, Vela, White, Getz, De Lucia, Kearns, Barnett, and Chair De Lay voted “aye”. Commissioner Abrahamson abstained. The motion passed.**

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

The Chair had nothing to report.

The Vice-Chair reported that Preservation Utah have started announcing their events for 2024 and that one of the Historic Homes tours will be in a local historic district.

**REPORT OF THE DIRECTOR**

Deputy Director Michaela Oktay reported on an RFP that was awarded to conduct a National Register update on the Eastside National Register Historic District and Central City Local Historic District.

**PUBLIC COMMENT**

Cindy Cromer – Spoke on the application for the proposed Laird Heights Local Historic District.

**PUBLIC HEARING**

1. **Minor Alteration for a Painted Brick Exterior at Approximately 217-219 W 300 North** - Joshua Eaton, the property owner, is requesting Minor Alteration approval to paint the exterior brick of the duplex located at the above-listed address. The property is currently under enforcement for work done without a Certificate of Appropriateness. The contributing structure is located within the Capitol Hill Local Historic District and is in the SR-1A (Special

Development Pattern Residential) zoning district. The subject property is within Council District 3, represented by Chris Wharton. (Staff Contact: Aaron Barlow at aaron.barlow@slcgov.com or 801-535-6182) **Case Number: PLNHLC2023-00100**

Principal Planner Aaron Barlow reviewed the case and what has happened with the property since the case was initially heard over a year ago. He stated that Staff recommends denial of the petition.

Vice-Chair Ewanowski asked for clarification on why a certificate of appropriateness was being requested. Staff replied that the applicant's request to keep the paint as is requires a COA.

The applicants Suzette and Joshua Eaton reviewed the processes they tried to remove the existing paint. They stated that they were concerned the removal of the paint would cause damage to the structure and hurt the value of their home.

Jake Oenes, a mason, spoke on his knowledge of repointing historic brick and shared his concern over repointing the subject structure.

The Commission, staff and the applicants discussed chemical methods of paint removal.

## **PUBLIC HEARING**

Chair De Lay opened the public hearing.

Cindy Cromer – brought in a striated brick and spoke on the characteristics of that type of brick.

Rodrigo Schmeil – Has a master's degree in masonry in Italy with a focus on brick restoration. He stated that brick should never be painted. He said that removing the paint from the striated brick in our arid climate would be very difficult.

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

## **EXECUTIVE SESSION**

The Commission discussed the merits of keeping and removing the paint.

## **MOTION**

**Commissioner Mike Vela stated, "Based on the information presented and the discussion, I move that the Historic Landmark Commission deny this application because the proposal does not comply with the standards necessary for approval." Commissioner Emoli Kearns seconded the motion.**

The commission discussed the motion. The commission and staff discussed whether a CoA would be needed to remove a painted brick structure in a historic district.

**Commissioners Vela, De Lucia, Kearns, and Barnett voted "aye". Commissioner Ewanowski and Abrahamson voted "no". Commissioners White and Getz and Chair De Lay abstained. The motion to deny passed with 4 "aye" votes, 2 "no" votes, and 3 abstentions.**

2. **Minor Alteration for Window Replacement at Approximately 182 North N Street** - Rodrigo Schmeil and Jason Bresley, the property owners, are requesting Minor Alteration approval for the replacement of 18 windows, 13 of which are located on elevations visible from the right of way. The proposed windows, which replaced historic windows, are located on the North, East, and South façades of the house. The property is under enforcement for work done without a Certificate of Appropriateness. The contributing structure is located within the Avenues Local Historic District and is in the SR-1A (Special Development Pattern Residential) zoning district. The subject property is within Council District 3, represented by Chris Wharton. (Staff Contact Grant Amann at 801-535-6171 grant.amann@slcgov.com)  
**Case Number: PLNHLC2022-01202**

Principal Planner Grant Amann reviewed the petition as outlined in the staff report. He stated that staff recommends approval of the petition.

The applicant Rodrigo Schmeil shared a presentation.

### **PUBLIC HEARING**

The Chair opened the public hearing.

Cindy Cromer – She asked the commission to consider both prominent facades in their decision. She spoke about wood window replacement.

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

### **EXECUTIVE SESSION**

The commission discussed the proposal.

### **MOTION**

**Commissioner John Ewanowski stated, “Based on the information presented and the discussion, I move that the commission approves this Minor Alteration application as recommended by staff.” Commissioner Mike Vela seconded the motion. Commissioner Ewanowski, Vela, White, Getz, De Lucia, Abrahamson, Kearns, Barnett, and Chair De Lay voted “aye”. The motion passed unanimously.**

The meeting adjourned at approximately 6:46 PM.