

MEETING MINUTES
SALT LAKE CITY AND COUNTY BUILDING CONSERVANCY AND USE COMMITTEE
HYBRID MEETING HELD, March 10, 2025

COMMITTEE MEMBERS PRESENT

Catherine Tucker, Committee Chair
Travis Sheppard, Committee Vice Chair
Mark Morris, Committee Member
Steven Burt, Committee Member
Caitlyn Barhorst, Committee Member
Robyn Taylor-Granda, Committee Member
Karen Ferguson, Committee Member
Kathy Davis, Committee Member

COMMITTEE MEMBER ABSENT

None



EX OFFICIO MEMBERS PRESENT

Laura Marshall, SLC Facilities
Josh Lander, SLC PS Admin
Sean Fyfe, SLC Engineering
Jaysen Oldroyd, SLC Attorney's Office

Catherine Tucker welcomed everyone to today's Conservancy and Use Committee meeting. She began by asking each person to introduce themselves for a roll call. Those in attendance are as follows: Josh Lander, Building Administrator; Laura Marshall, Facilities; Travis Sheppard, Committee Member; Mark Morris, Committee Member; Jack Thomas, PS Admin; Catherine Tucker, Committee Chair; Karen Ferguson, Committee Member; Kathy Davis, Committee Member; Jaysen Oldroyd, Salt Lake City Attorney's Office; Karilyn Anderson, Engineering Architect; Robyn Taylor-Granda, Committee Member; Sean Fyfe, Salt Lake City Engineering; Caitlyn Barhorst, Committee Member; and Steven Burt, Committee Member.

Agenda Item 1: Review and Approval of Last Month's Meeting Minutes

Catherine stated that we have a quorum. Everyone, please take a few minutes to review the meeting minutes from two months ago. After a few minutes she asked if anyone had any comments or corrections to the minutes. If not, can I have a motion to approve the meeting minutes.

Mark Morris motioned to Approve the meeting minutes.

Travis Sheppard Seconded the motion.

Catherine said we will now vote on the motion to approve the meeting minutes from January 13, 2025. All those in favor. All those opposed.

Kathy and Karen abstained because they were not at the previous meeting.

The motion was passed.

Agenda Item 2: Fifth Floor Breakroom Finishes for Room 532

Catherine began the meeting by moving on to the review of the fifth-floor breakroom finishes for Room 532, which Karilyn presented. Karilyn, an architect from engineering, mentioned that the committee had approved the floor layout. She shared that they were considering using similar materials to those in the breakroom dining area but were uncertain about using tile due to budget constraints. She proposed using VCT flooring instead of carpet, but the estimate was still pending.

Karilyn explained that she had broken up the floor pattern to create a distinct entry area leading into two spaces separate from the breakroom. She showed the layout of the space, pointing out the entry, hallway, restroom, and an island. She highlighted the immediate view upon entering: a counter and an island for additional seating, with appliances like the refrigerator, dishwasher, and open shelves. The microwave area, sink, and more shelves would be on the left side. She also mentioned the lighting in the space, which was important to the owner, noting that it provided ample light even though the room has no windows. Natural light came through two half-glass doors.

Karilyn clarified that one door led to the breakroom dining area, which is currently used as a meeting room but will be repurposed as the main breakroom. The current seating area would serve as overflow seating.

In dining room 534, Karen noted that the ADA clearance seemed to overlap with something in the notes. Karilyn explained that this was due to an existing condition that could not be changed without demolishing the wall. She marked it on the plans for the building official's awareness, though she couldn't alter it without major structural work. Karen suggested that the table layout might need adjusting to meet ADA requirements. Karilyn confirmed that the existing structure was plaster and remained unchanged but agreed that compliance could be met by adjusting the layout.

Travis questioned whether the room really needed such a large table, to which Karilyn responded that the existing table was in place and that her role was to update the flooring. She clarified that no changes to the layout or table size were proposed and that her main goal was to document the existing condition.

Catherine asked if everyone was on the same page, noting two potential encroachments on the ADA clearance: the plaster wall bump-out and the dining room furniture. Karilyn acknowledged the observation and clarified that the committee could consider removing the swinging door to resolve the issue. She stressed, however, that the discussion was focused on finishes. She suggested that the building official would decide if the door needed removal once the plans were submitted.

Karilyn moved on to discuss the finishes. She presented proposed paint colors to match the existing finishes in the space, mentioning that the ceiling and door colors would be consistent with the building. She planned to paint the metal door with a semi-gloss finish, as it tended to look dirty due to its utility function. She also discussed tile options for the sink area, offering either a riveted 12-by-24-inch wall tile or the same solid surface material as the waterfall-edge countertop. Both options were pending bid results. The backsplash would be Arctic White subway tile with white grout.

For the laminate selections, Karilyn presented options like walnut, whitewashed wood, and pencil wood laminate for the back panel of the open shelves. The goal was to match the existing oak doors as closely as possible, in both color and feel, while opting for a matte finish for practicality. She also clarified that the solid surface material, although appearing cream-colored in the presentation, was quite white with a concrete-like appearance.

Karilyn reviewed the tile layout, which would feature a two-inch border and decorative bands with custom tones such as tethered gray, brown berry, luminary gold, and Keystone moonshine. The same two-inch hexagon mosaic tile would be used under the cabinets, meeting a red accent band. She also proposed replacing the current gray marble thresholds with black marble ones, slightly increasing the depth of one threshold to three-quarters of an inch to prevent water from entering the corridor.

Karilyn mentioned flooring alternatives, including a seven-and-three-quarters inch-high rubber base, which could be white to maintain a historical look while offering better durability. Another alternative involved recessing a specific area for waterproofing, which had been confirmed with the structural engineer. She also noted minor adjustments to lighting and air diffusers to ensure clearance for cabinets while maintaining lighting conditions.

Moving to the cabinetry, Karilyn explained that all cabinets would be made of laminate with particleboard rather than wood veneer, which would be more expensive. She showed a sample of laminate that resembled the traditional style used in the Council Chamber. Karilyn mentioned that she had just received laminate samples and planned to present them once cost estimates were finalized. She noted that she preferred to use a hexagon pattern if vinyl flooring were selected.

Travis raised concerns about the floor pattern and the budget, questioning if it would allow for the proposed design. He emphasized that the design should align with the building's historic character, and expressed concerns about whether the cabinetry, especially the island, would be in keeping with the building's original design. Karilyn defended the use of marble, noting it was historically appropriate, but Travis and Steven expressed that the island and marble design appeared too modern. They suggested more traditional elements, such as a different tile layout or cabinetry style, to better align with the historical guidelines. The committee discussed various design options, with Karilyn expressing frustration over the lack of clarity in the building's guidelines. She asked for clearer directions to avoid constant revisions. Travis shared the design guidelines, and Karilyn responded that some of them did not make sense, particularly regarding countertops and cabinets. The committee discussed how they might adjust the design to make it fit the historical character, especially for elements like the marble countertops and cabinetry details. Karen asked if there were any historic photos of the building's interior, but Travis explained there were few available, especially for the back-of-house spaces. He suggested using other period designs as precedents. Karilyn suggested that the island could be designed to resemble traditional furniture, with a marble top and wood sides. This idea was met with mixed feedback, but the committee agreed to work together offline to gather more precedents for detailing.

Karilyn confirmed she would need to discuss the design with her client, including whether to remove the island entirely. Sean suggested inviting the attorneys to the next meeting to provide input. Karilyn agreed, noting the confusion with the invitation

system, and Catherine clarified that the meetings were scheduled for the second Monday of every month at 4 PM, with the next meeting on April 14th.

The meeting then shifted to updates on building projects. Sean had no updates on the fountain, which was being managed by Cameron. Josh clarified that Cameron was handling the fountain project, and the plumbing issues had caused delays. They also discussed partitions, with Josh mentioning the custom fabricator for the posts, which would have an antique brass finish. The order was expected soon, and once the posts arrived, Valley Glass would install the glass.

Sean mentioned that the fountain redesign had been delayed due to the piping system's poor condition, but a consultant had been hired to redesign it. The team agreed to review the redesigned details once they were available. Catherine emphasized the need to balance the historic nature of the fountains with ensuring they were code-compliant and functional.

Agenda Item 3: Other Building Projects or Updates

Catherine then asked if anyone had additional items to discuss for building projects or updates.

Travis responded with no further details. Josh gave a brief update on the ticketing glass partition project. Parts on order.

Catherine noted that the next meeting would be held on April 14th and asked for a motion to adjourn.

Steven made the motion, and Karen seconded it.

With no further discussion, Catherine declared the meeting adjourned, thanking everyone for their participation.