

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING

**City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, November 6, 2025**

A role 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 and not a verbatim transcript. A video recording of the meeting is available at www.youtube.com/slclivemeetings

Present for the Historic Landmark Commission meeting were: Alan Barnett, Babs De Lay, Carlton Getz, Emoli Kearns, and Taymour Semnani. Commissioners Michael Abrahamson and Adrienne White were absent from the meeting.

Planning Division Staff members present at the meeting were: Deputy Director Michaela Bell, Planning Manager Kelsey Lindquist, Planning Manager Krissy Gilmore, Senior City Attorney Courtney Lords, Senior Planner Sara Javoronok, Principal Planner Noah Elmore, and Office Facilitator Aubrey Clark.

Commissioner Getz called the meeting to order.

Commission Secretary Aubrey Clark called roll.

APPROVAL OF THE MEETING MINUTES

Motion

Commissioner Barnett motioned to approve the meeting minutes from July 10, 2025. Commissioner De Lay seconded the motion.

Vote

- Yes: Barnett, De Lay, Kearns, Getz
- No:
- Abstain: Semnani

Motion

Commissioner Kearns motioned to approve the meeting minutes from September 4, 2025. Commissioner Barnett seconded the motion.

Vote

- Yes: Barnett, De Lay, Getz
- No:
- Abstain: Kearns, Semnani

REPORTS OF THE CHAIR AND VICE-CHAIR

Chair Getz welcomed the newest member of the commission, Taymour Semnani.

REPORT OF THE DIRECTOR

Planning Manager Amy Thompson reported that one item had been withdrawn from the agenda.

PUBLIC COMMENT

There were no comments.

OTHER BUSINESS

1. **Policies & Procedures Updates** – (Staff Contact: Michaela Bell at 801-535-6003 or michaela.bell@slc.gov)

Deputy Director Michaela Bell reviewed the proposed changes to the Policies & Procedures.

The Chair suggested tabling the vote so that the commission has more time to review the changes. Commissioner Barnett agreed.

Chair Getz asked that the Commission forward individual questions or comments to Michaela in advance of the next meeting where they can be discussed or voted upon.

Motion

The Commission motioned and voted unanimously to postpone the policies and procedures updates.

2. **Extension Request for New Construction Approval at Approximately 602 & 612 E 300 S and 321 S 600 E** - Thom Jakab, representing the property owners, has submitted a letter requesting a one-year extension for the Bamboo Multifamily project approved by the Historic Landmark Commission in 2023. A Certificate of Appropriateness was issued on November 30, 2023, and a one-year extension was granted on November 7, 2024. The property is zoned RMF-35 (Moderate Density Multi-family). The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov) **Case Number: PLNHLC2023-00125**

Senior Planner Sara Javoronok gave a brief overview of the extension request.

The Commission and Staff discussed:

- The contributory status of the building at 602 E 300 S and that Zoning Administrator decision was not germane to this request.
- Number of times an extension can be requested, which is unlimited, for now.
- Extension parameters. That the extension is for the approval as previously granted. The application and substance of the application is not to be redeliberated.
- Extensions are granted for a one year period.
- Whether there are standards that apply to extension requests, that there are none currently in the City Code. The city does have a draft ordinance but is waiting on that because we eventually will be following State Code.
- The discretion of the HLC to deny the extension request. That under existing state code, the city should err on the side of the applicant when there is code quandary.
- The State will be discussing this issue next legislative session, the city is waiting for State Code amendments. The City must follow State Statutes.

Motion

Commissioner Barnett motioned to approve the Extension Request.
Commissioner Kearns seconded the request.

Vote

- Yes: Barnett, De Lay, Kearns, Semnani
- No: Getz
- Abstain:

The motion passed.

PUBLIC HEARING

1. **WITHDRAWN - Modification of New Construction for Cottonwood Western Gardens at Approximately 550 S 600 E** - Tyler Morris, on behalf of the property owners, is requesting approval for modifications for the previously approved Cottonwood Western Gardens New Construction. The applicant is requesting to modify the balconies on the north side of the building to meet building code, and to modify the window configuration on the Western facade due to electric meter location and interior floor plans. The property is zoned FB-UN2 (Form Based Urban Neighborhood 2). The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Lex Traugher at 801-535-6184 or lex.traugher@slc.gov) **Case Number: PLNHLC2023-00909**
2. **Modification of New Construction at Approximately 136 S 700 E** – Jay Rice, the property owner, is requesting modification of New Construction approval to modify the building materials and site features of a previously approved project at the above-listed address. New Construction was approved during the October 6, 2022, Historic Landmark Commission meeting. The property is located within the Central City Historic District and is in the RMF-35 (Moderate Density Multi-Family Residential District). The subject property is in Council District 4, represented by Eva Lopez. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov) **Case Number: PLNHLC2022-00724**

Senior Planner Sara Javoronok reviewed the petition. She stated that Staff recommends partial approval. She reviewed the modified building materials that were installed on the site.

The applicant Jay Rice shared slides of the project and material samples.

Commissioner De Lay and the applicant discussed the historic status shared on the title report.

The Chair opened the public hearing.

Public Hearing

Cindy Cromer – Made comments regarding the process and cost of enforcement and questioned why the building inspectors missed the modifications that were made.

The applicant stated that the building inspector required the fence to be aligned with the neighboring properties. He explained that the chosen window has a thicker, higher-quality profile with performance comparable to aluminum-clad windows, including a U-factor under 0.30.

Seeing no other public comments, the Chair closed the public hearing.

Executive Session

The Commission and Staff discussed:

- Inspector responsibilities and inspection process
- Planning staff site inspections and timing, which was before the final inspection.
- Missing final inspection request
- Fence compliance, visibility, and potential mitigation
- Material appropriateness of TREX fencing in historic districts
- Builder responsibility and enforcement philosophy
- Window material compliance and replacement considerations
- Balancing enforcement with cost and environmental impact
- Discussion of partial window replacement (street-facing)
- Siding material compliance and installation errors
- Consistency with historic district requirements
- Precedent concerns and upholding historic standards

Motion

Commissioner Semnani stated, “Based on the information presented and the discussion, I move that the commission approve those modifications to the new construction request as recommended by staff and the report. And we approve the TREX fencing with the requirement that the applicant remove two approximately 6-foot runs on the north and south side of the property closest to the street for a total of 4 runs of approximate 6-foot slabs removed. And that the applicant be required to replace the two ground-level east facing windows, and one window on each of the north and south sides closest to the east face on the ground level. And that the textured fiber cement hardy board be replaced with the smooth finishes on the east face of the building and the south face of the building, beginning of the far southeast corner and going to the end of the first east garage on the south side.”

The Chair asked if the motion is clear to staff. Staff asked for clarification regarding the hardy board. The commission clarified that the conditions of approval would include both floors and all four sides of each of the pillars on the second floor. There was also discussion regarding the windows with the commission clarifying the windows to be replaced are the ground floor front two windows, first windows on the ground floor on the north and south façade from the east face of the building. Staff asked the commission to clarify if the replacement windows should be the aluminum wood-clad windows that were originally approved or an alternative replacement. The commission stated that they want the replacements to be the originally approved windows.

Commissioner De Lay seconded the motion.

Vote

- Yes: Barnett, De Lay, Getz, Kearns, Semnani

- No:
- Abstain:

The motion passed.

A break was called for. The meeting was reconvened at 7:18pm.

- 3. New Construction for The Frederick at Approximately 249, 251, 253 & 255 S 400 E -**
 Mitch Vance, representing the property owner JFGHB Partners, LLC, is requesting New Construction approval for the properties at the above-stated addresses. The subject property at 249 S 400 E is a landmark site (B'nai Israel Temple) and the proposal is to construct a single structure of multi-family housing with 113 units, including a modification to the rear yard. The New Construction request is required because a portion of the site is part of the landmark site. The application is subject to the R-MU (Residential/Mixed Use) zoning district standards. The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov)
Case number PLNHLC2024-01033

Senior Planner Sara Javoronok reviewed the petition. She stated that staff recommends approval of the petition with the conditions listed in the staff report.

Commissioner Barnett asked about the current use of the temple and whether the new development would be separate from that use.

The Commission and Staff discussed:

- Current use of the temple
- Whether the new development would be separate from the temple
- Setbacks and related standards of review

Mitch Vance shared a presentation and reviewed the proposal.

The Commission and Applicant discuss:

- Clarification on whether the red lines are plat lines
- Explanation of property boundaries and historic parcel lines
- Parcel consolidation
- Parking space requirements
- Proposed building use
- Parking demand concerns
- Planned redesign and maintenance of the front plaza
- The building name

The Chair opened the public hearing.

Public Hearing

Cindy Cromer – praised the redesign of the west-facing façade on 400 East for removing an

automobile-dominated feature that conflicted with the adjacent historic building. She encouraged applying similar design principles to future projects in the Central City Historic District.

Executive Session

The Commission discussed:

- Concerns regarding the mesh screening
- Saving the historic site and building a complimentary design next to it

Motion

Commission Kearns motioned to approve the petition as recommended by staff. Commissioner De Lay seconded the motion.

Vote

- **Yes:** Barnette, De Lay, Kearns, Semnani, Getz
- **No:**
- **Abstain:**

The motion passed unanimously.

4. **New Construction and Relocation for Tracy Aviary Garden Pavillion, Indoor Bird Show & Office House at Approximately 589 E 1300 S** - Angela Dean, on behalf of Tracy Aviary, located within Liberty Park at the above-stated address, is requesting to construct a new garden pavilion and indoor bird show. The historic Office House is proposed to be relocated to accommodate the new indoor bird show. Liberty Park is a designated Local Landmark Site and subject to the OS (Open Space) zoning district. The subject property is within Council District 5, represented by Council Member Darin Mano. (Staff Contact: Noah - Elmore at 801-535-7971 or noah.elmore@slc.gov) **Case Number: PLNHLC2025-00642 & PLNHLC2025-00697**

Principal Planner Noah Elmore reviewed the petition. He stated that staff recommends approval with the conditions listed in the staff report.

The commission and staff discussed:

- The relocated office building location
- Utility options for the new construction

Planning Manager Amy Thompson provided background context of the project and the collaborative efforts made by several City departments, Tracy Aviary, and the State Historic Preservation Office in conducting an Intensive Level Survey which identified the office house as a contributing building. That this had been a joint endeavor to retain that building within the Aviary.

Angela Dean, Matthew Utley, and Tim Brown were present to answer any questions the

Commission may have.

The Commission and applicants discussed:

- Plans for interpretation of the relocated office house

The Chair opened the public hearing:

- Cindy Cromer – noted that the aviary has done extensive tree planting efforts, acknowledged the value of preserving the office house, and said the proposal constitutes a true relocation, in her opinion, by preserving the materials, craftsmanship and proximity to the original site.

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

Executive Session

The commission and staff discussed:

- The definition of relocation or reconstruction

Motion for New Construction

Commissioner De Lay motioned to approve the New Construction application as recommended by staff.

Commissioner Semnani seconded the motion.

Vote

- **Yes:** Barnette, De Lay, Kearns, Semnani, Getz
- **No:**
- **Abstain:**

The motion passed unanimously.

Motion for Relocation of Office House

Commissioner De Lay motioned to approve the Relocation application as recommended by staff.

Commissioner Kearns seconded the motion.

Vote

- **Yes:** Barnette, De Lay, Kearns, Semnani, Getz
- **No:**
- **Abstain:**

The motion passed unanimously.

The meeting adjourned at approximately 8:00 pm.

For Historic Landmark Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.