

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING

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

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 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: Chair John Ewanowski, Commissioners Babs De Lay, Adrienne White, Alan Barnett, Amanda De Lucia, Jared Stewart, and Michael Vela. Michael Abrahamson and Emoli Kearns were not present.

City Staff members present at the meeting were: Planning Manager Kelsey Lindquist, Planning Manager Casey Stewart, Senior City Attorney Katherine Pasker, Senior Planner Nan Larsen, Principal Planner Alicia Seeley, Associate Planner Noah Elmore, Senior Planner Aaron Barlow, Principal Planner Grant Amann and Administrative Assistant Bonnie Whaley.

Approval of the Meeting Minutes of January 9, 2025.

Motion

Commissioner Vela made a motion to approve the minutes from January 9, 2025. Correction to the minutes to remove Vice Chair Carlton Getz from the minutes.
Commissioner De Lay seconded the motion.

Final Vote:

- Yes: Babs DeLay, Alan Barnett, Adrienne White, Jared Stewart, Mike Vela, John Ewanowski
- No:
- Abstained: Carlton Getz

The motion passed.

REPORTS OF THE CHAIR AND VICE-CHAIR

Chair Ewanowski informed the commission about a lecture at University of Utah being held at the Architecture building "Master Plan Soft Power and the Politics of Architectural Experience" 4pm on 2/7/25.

REPORT OF THE DIRECTOR

Planning Manager Kelsey Lindquist discussed the items presented at the City Council meeting: briefing on mixed use consolidation, briefing on Alley vacation on 300 W and Paxton.

PUBLIC COMMENT

Cindy Cromer voiced concerns about the impact of the RMF-35 and RMF-45 within Central City.

PUBLIC HEARING

1. **Cottonwood Western Gardens New Construction Modification at approximately 550 S 600 E** - Tyler Morris, on behalf of the property owners, is requesting the Historic Landmark

approve a building material modification for the previously approved Cottonwood Western Gardens New Construction. The applicant is requesting the use of thin brick on the exterior of the building, instead of the full brick originally approved. The property is zoned FB-UN2 (Form Based Urban Neighborhood 2). This type of project must be reviewed as a modification to a New Construction. The subject property is within Council District 4, represented by Eva Lopez Chavez. Staff contact: Nan Larsen at 801-535-7645 or nannette.larsen@slc.gov. **Case number: PLNHLC2023-00909**

Senior Planner Nan Larsen reviewed the petition as outlined in the staff report. She stated that staff are recommending approval.

Commissioner Barnett clarified the window recess with the new brick.

Alex Stoddard presented the commission with the details of the requested minor modification.

The Chair opened the public hearing.

Public Hearing

No one wished to speak, the Chair closed the public hearing.

Executive Session

The commission and staff discussed the following topics:

- Concern about thin brick falling off easier than standard brick and the durability
- Appearance is still the same with a shallower recess
- Long term durability of the material

Motion

Commissioner Getz "Based on the information presented and discussion, I move that the Commission approve this New Construction Modification, as recommended by staff."

Seconded by Commissioner White

Final Vote:

- Yes: Babs De Lay, Mike Vela, Adrienne White, Carlton Getz, Jared Stewart, Alan Barnett, John Ewanowski
- No:

The motion passed.

- 2. The Beehive and Lion Houses Major Alteration at approximately 67 E South Temple -**
Steve Cornell, representing the property owner, The Church of Jesus Christ of Latter-day Saints, is requesting approval from the City to demolish a pair of 19th century doors and replace them with a replica of a different 19th century door. The proposal is part of an ongoing restoration to accommodate a museum function at the subject address and to make alterations to restore features appropriately to select 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: Noah Elmore

at 801-535-7971 or noah.elmore@slc.gov. **Case number: PLNHLC2024-00764.**

Associate Planner Noah Elmore reviewed the petition as outlined in the staff report. He stated that staff is recommending denial.

Commissioner Vela requested clarification of why the new door would be single entry versus the double entry doors.

Commissioner Stewart clarified the timeline of the door removal and replacement.

Emily Utt- LDS Church- History and Preservation and Steve Cornel – FFKR Architect presented to the commission the design and configuration changes that will be taking place.

Key discussion topics between the applicant and the Commission included:

- Evidence that shows this proposed door is a replica of the original door
- Existing Doors being displayed within the building as a museum piece
- Other recommendations from the planning staff
- Periods of significance to the structure and doors

The Chair opened the public hearing.

Public Hearing

- Cindy Cromer: in favor of keeping the doors and representing the history of Beehive and Lion House.

After confirming no additional speakers, the Chair closed the public hearing.

Executive Session

Key discussion topics presented by the commissioners included:

- Beehive and Lion House are prominent to the city and its history
- Owners have done research and have the historians review the history
- Will false history be made with these changes
- Preservation of the doors if they are removed
- The standards that comply and do not comply

Motion

Commissioner Stewart motioned “Based on the information presented and discussion, I move that the Commission deny this Major Alteration application as recommended by staff.”

Commissioner Vela seconded the Motion.

Final Vote:

- Yes: Babs De Lay, Mike Vela, Adrienne White, Carlton Getz, Jared Stewart
- No: Alan Barnett, John Ewanowski

The motion passed five to two.

Recess at 7:15

Reconvened at 7:26

3. **Rezone at Approximately 128 N N St** - John Van Tright, representing the property owner, is requesting approval to amend the zoning from SR-1A (Special Development Pattern Residential) to RMF-30 (Low Density Multi-Family Residential) at the above stated address. The amendment would allow three new residential units by demolishing the existing garages and building three units with attached garages, as well as two free-standing carports. The historic fourplex residential building, also located on the property, would not be altered and no tenants would be displaced. Although the applicant has requested that the property be rezoned to the RMF-30 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov) **Case Number: PLNPCM2024-01079**

Principal Planner Alicia Seeley reviewed the petition as outlined in the staff report. She stated that staff is recommending approval with conditions.

Kenton Peters, Architect, presented information about the design and the required changes that would need to be made if the rezone was approved.

Key discussion topics between the applicant and the Commission included:

- Discussed what RMF-30 entails for this area
- Discussed height of potential building

The Chair opened the public hearing.

Public Hearing

Cindy Cromer: addressed concerns about community benefits and more affordable housing.

After confirming no additional speakers, the Chair closed the public hearing.

Executive Session

Key discussion topics presented by the commissioners included:

- Addressed concerns about rezoning random areas within the Avenues
- Discussed concerns about density to the Avenues

Motion

Commissioner De Lay motioned “Based on the information presented and discussion, I move that the Historic Landmarks Commission forward a recommendation of approval of this Zoning Map Amendment application to the City Council with the following condition:

1. That City Council enter into a development agreement to ensure the agreed upon public benefit, which is that each of the newly built units provides a minimum of two bedrooms, is provided prior to a certificate of occupancy being issued for any building within the future development.”

Commissioner Getz seconded the Motion.

Final Vote:

- Yes: Babs De Lay, Mike Vela, Adrienne White, Carlton Getz, Jared Stewart, Alan Barnett, John Ewanowski
- No:

The motion passed.

BRIEFING

4. **RMF-35 & RMF-45 Multi-Family Zoning District Merger** - The Historic Landmark Commission will be briefed on the proposal to merge the RMF-35 Moderate Density Multi-Family Residential District and the RMF-45 Moderate/High Density Multi-Family Residential District into a single RMF-45 Moderate Density Multifamily District. This proposal is meant to enable the development of compatible infill housing within the City's moderate-density neighborhoods. The briefing will include an overview of the proposal and its relationship with the City's local landmarks and historic districts. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov) **Case Number: PLNPCM2024-01388**

Senior Planner Aaron Barlow and Principal Planner Grant Amann presented the briefing to the commission.

Key discussion topics discussed with the staff and commissioners included:

- Incentives
- Density of areas and lots
- Differences between RMF-30 and the new RMF-35 & RMF-45
- Parking concerns
- What happens to the current zoning with the merger

The meeting adjourned at approximately 8:42.

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.