

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
April 16, 2014**



AGENDA

MEETING CALLED TO ORDER AT 5:00PM

ROLL CALL

ADOPTION OF MINUTES OF NOVEMBER 13, 2013

ADOPTION OF MINUTES OF FEBRUARY 19, 2014

ADOPTION OF MINUTES OF MARCH 5, 2014

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

343 Park Avenue – Grant

Public hearing and possible action

PL-14-02259

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Planner

Grahn

SITE VISIT –

Walking tour of Historic Main Street

Planner Grahn

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ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF NOVEMBER 13, 2013

BOARD MEMBERS IN ATTENDANCE: David White, - Puggy Holmgren, Marian Crosby, John Kenworthy, Gary Bush Hope Melville, Clayton Vance

EX OFFICIO: Kayla Sintz, Anya Grahn, Polly Samuels McLean, Patricia Abdullah

ROLL CALL

Chair Pro-Tem White called the meeting to order at 5:08 p.m. and noted that all Board Members were present except Board Member Kenworthy, who arrived later.

ADOPTION OF MINUTES

August 7, 2013

MOTION: Board Member Holmgren moved to APPROVE the minutes of August 7, 2013 as written. Board Member Bush seconded the motion.

VOTE: The motion passed unanimously.

August 21, 2013

Board Member Bush moved to APPROVE the minutes of August 21, 2013 as written. Board Member Crosby seconded the motion.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATION & DISCLOSURES

Planning Manager Sintz stated that the HPB would elect a Chair at the next meeting.

REGULAR MEETING - Discussion, Public Hearing and Possible Action.

1. 632 Deer Valley Loop – Determination of Significance
(Application PL-13-02094)

Planner Anya Graham stated that the Historic Sites Inventory is the go-to resource in terms of determining whether or not buildings and structures in Park City are Significant or Landmark.

Planner Grahn reported that a question was raised regarding the significance of 632 Deer Valley Loop. The owners had received a Notice and Order from the Building Department. The property previously owned by the BLM was in litigation for 30 years. As part of the Notice and Order it was brought to their attention that the Historic Sites Inventory form for this particular property may not have been as thorough as it could have been. Planner Grahn clarified that the discussion this evening was strictly to determine whether or not the structure should remain significant on the Historic Sites Inventory.

Planner Grahn stated that the building was previously identified as historic in 1995 on a reconnaissance level survey that the City conducted, but it was not included in a 1982 Historic District architectural survey. The 2009 HSI recognizes that it is a Hall-Parlor plan that has a compatible but non-historic side addition, and it has lost much of its historic integrity due to exterior changes to its materials.

Planner Grahn provided background and history of the site as outlined in the Staff report, and presented slides showing photos of the original structure and how it was changed over time. Planner Grahn reiterated that the focus this evening was on historic significance and not the condition of the building.

Planner Grahn stated that the LMC defines that any building, (main, attached, detached or public), accessory buildings and/or structures can be designated to the Historic Sites Inventory as a Significant Site if it meets the following criteria:

a) The site must be at least 50 years old or has achieved significance in the past 50 years if the site is of exceptional importance to the community.

The Staff believed the structure at 632 Deer Valley Loop complies because the Sanborn maps show that it was built between 1900 and 1910, making it over a 100 years old.

b) The site retains its essential historic form and that major alterations were not made to the actual form of the building.

Planner Grahn explained that changes that could alter the significance include changes to the main roof of the primary façade. She explained why the Staff believed the structure at 632 Deer Valley Loop retains its essential historic form. She indicated the side gable that was built with the Hall-Parlor Plan and the rear addition.

c) Has the site achieved importance in local or regional history, architecture, engineering or cultural association.

Planner Grayn pointed out that as implied by the HSI, the structure at 632 Deer Valley Loop is historically significant to their understanding of the Mature Mining Era. The building is located in what used to be the red light district and it was of the few remaining buildings.

Planner Grahn pointed out the difference between the criteria for Significant and Landmark Designations. To be considered a local landmark the site needs to be at least 50 years old, retain its historic integrity in terms of location, design, setting, materials, and workmanship as defined by the National Park Service for a National Register. It also needs to be significant in local, regional or national history. Planner Grahn explained that the structure at 632 Deer Valley Loop would not comply because the loss of materials makes it ineligible for the National Register of Historic places.

Planner Grahn recommended that the Planning Commission conduct a public hearing and find that the criteria outlined shows that the building meets the criteria as defined by the LMC as Significant; according to the findings of fact and conclusions of law outlined in the Staff report.

Board Member Melville understood that there was not an application to remove the structure from the Historic Sites Inventory. Planner Grahn stated that when the Staff was working with the owners to resolve the Notice and Order, the Planning Director recommended that the Staff should come before the Historic Preservation Board and reiterate that the structure should be left as Significant on the HSI because it meets the criteria. Planner Grahn clarified that if the structure had not met the criteria, she would be making a recommendation to remove it from the HSI.

Board Member Melville noted that the original exterior siding was underneath a couple of layers of siding. She asked if that could be removed to bring it back to Landmark status. Planner Grahn stated that she had asked Cory Jensen with the State Historic Preservation Office the same question, because many of the historic homes have the retained historic materials but it is buried underneath other materials. Mr. Jensen told her that it depends on how much of the historic material was retained and how much could be salvaged. It also depends on how much of the historic material stayed intact during remodeling. Planner Grahn believed that things could be done to possibly return the structure at 632 Deer Valley Loop to Landmark Status and possibly on the National Register.

Board Member Bush asked why the structure was not on the 1985 survey. Planner Grahn was unsure. She stated that the reason could be because it was on BLM land and not within the Old Town core in the area designated as the Historic District. Planner Grahn remarked that a number of sites are outside of the Historic District but remain the on the Historic Sites Inventory.

Board Member Bush asked if anyone knew the shape and size of the parcel that the house sits on. Planner Grahn replied that there was not a survey with that information.

Board Member Holmgren noted that the earlier surveys were not very accurate. One survey shows her house as being built in 1957, but it is substantially older. Her other house was not even on the survey. She believed the current surveys are the most accurate.

Madeline Smith, the owner, asked when it was changed from not being in the Historic District to coming into the Historic District. Planner Grahn replied that it was included in the HSI in 2009. Ms. Smith stated that as the owner she was never noticed. Otherwise, she would have dealt with it in 2009. Planner Grahn asked Ms. Smith if she was the owner in 2009. Ms. Smith stated that she has owned the property since 1979. Planner Grahn stated that she could not speak to past notification. She was not with the Planning Department when the Design Guidelines were revised in 2009 and the LMC was amended.

Board Member Holmgren stated that no one was noticed. The survey was done and adopted by the City Council. Board Member White concurred. Patricia Abdullah clarified that every property owner was noticed if their structure was going on the inventory. She recalled that because this was still on BLM land, the notice would have gone to the BLM.

Assistant City Attorney McLean stated that one reason why the Planning Director decided to bring this application to the Board was due to the possibility of a noticing discrepancy. This process allows the owners the opportunity to have the determination of significance evaluated by the HPB.

Board Member Vance asked when Ms. Smith took possession of the property. He was told that it was in 1980. Board Member Vance wanted to know how that coincided with the BLM owning it in 2009.

William Bertagnole, the applicant, provided a brief history. He explained that in 1980 it was purchased from Mary Dudley. During the process, Ms. Dudley's husband passed away and they got a quit claim deed from her. Two years later he received a letter from the BLM and the Mining Company telling them to get off their property. They had unpatented mining claims, which meant nothing, and they continued to try to make Mr. Bertagnole leave. He received another letter from the BLM informing him that he did not own the mineral rights and he needed to leave. Mr. Bertagnole refused to leave and it ended up in a 33 year court battle until the Spring of 2013. Mr. Bertagnole always understood that they were not in the Historic District and the building has been remodeled so much that the

historic elements and materials were gone. Mr. Bertagnole noted that a renter had started a fire in the back of the house and it destroyed the interior.

Chair Pro Tem White pointed out that the original structure is still intact. Mr. Bertagnole agreed that the structure was there but it is not on a foundation and the house is crooked. Chair Pro Tem White remarked that the T111 siding is covering the original historic material and it would have to be inspected to know how much of the original material was retained. Chair Pro Tem White stated that the basic form, shape, size and mass of the house is still there, regardless of what occurred on the interior.

Board Member Bush asked what Mr. Bertagnole intended to do with the structure. Mr. Bertagnole stated that he started the process when he was 30 or 40 years old, and at that time he probably would have rebuilt it. He is now 72 and he would like to sell it. Board Member Bush agreed that the building is badly damaged because it was left unattended for a long time, and it would be difficult to salvage any material. However, the form is still intact. If Mr. Bertagnole wanted to rebuild the form with in-period material, it was something he could support. Board Member Bush did not believe anyone on the HPB expected Mr. Bertagnole to make the old wood beautiful. The HPB was interested in saving or re-creating the form of the historic structure. Mr. Bertagnole replied that at his age he was not interested in building anything.

Board Member Bush asked if Mr. Bertagnole was looking for a clean lot that he could sell. Mr. Bertagnole stated that he has had developers contact him wanting to purchase the property. He pointed out that the fire department, the police department, and the building inspectors have all said that the structure was trash. Three or four years ago the former Building Official, Ron Ivie, begged him to tear it down. However, he could not tear it down because it was his claim to the BLM since it was sitting on BLM ground. Mr. Bertagnole explained that he was very young when he purchased the home and was not aware that it was on BLM ground. His plan at that time was to tear down the house and rebuild. After spending years of time and money working on the house and he had no interest in rebuilding it now. All he wants is the ability to sell it so someone else could rebuild it. He is now faced with the issue of the structure being on the Historic Sites Inventory.

Board Member Bush understood that Mr. Bertagnole wanted to get the value out of the home without redeveloping. He also understood that the developers who approached Mr. Bertagnole were not interested in buying unless they could tear down the house. Mr. Bertagnole replied that he wants to tear down the house because it is unsafe and a danger to the neighborhood. Construction people use the property to store materials and others use it as a dump. There have been drug and transient problems and the City has been after him to do something

about it. Therefore, he applied to demolish the house. His other choice is to cover it up, but plywood can be pried off and the problems return.

Chair Pro Tem White clarified that the issue before the Board this evening was whether or not to keep the Significant Site designation.

Board Member Bush stated that based on that issue, two of the three criteria were very clear. The material is gone but the form and age support keeping the Significant designation. He understood the hazards it poses to the property owner, but he was unsure how that could be addressed based on the criteria.

Chad Root, the Chief Building Official, stated that like Ron Ivie he had issued a Notice and Order early last year when it was still BLM property. Mr. Root clarified that the City has no jurisdiction on federal or state entities. Therefore, when the ownership transferred to Mr. Bertagnole earlier this year, another Notice and Order was sent informing him that the structure needed to either be demolished or repaired. The Building Department later found out that the structure was listed as historically significant and the Notice and Order was changed to repair the structure. Mr. Root stated that the Building Department was looking at a mothballing effort in terms of repairing the damaged areas to protect from weather; and also boarding up the doors and windows from the inside to keep out transients.

Mr. Bertagnole could not recall every being told that he could put plywood on the inside of the windows, and he could not recall ever being told to repair it. All the documents he read from any of the City entities have been to tear it down. Mr. Root clarified that the newest Notice and Order took away the option to tear it down because it is historic.

Planner Grahn stated that per the LMC, the City does not favor demolition of buildings because it ruins the urban fabric and the history is lost. If restoration is not an option due to the dilapidated state of the building, there is always panelizing and reconstruction. She believed that was the only option at this point.

Ms. Smith did not believe it was right that four years ago things suddenly changed and the structure was considered to be in the Historic District. She noted that it was ten years after the fire and it was impossible to repair or restore the house to its historic form.

Board Member Holgrem concurred with Board Member Bush that the structure meets the criteria for a Significant designation.

Board Member Bush pointed out that Mr. Bertagnole was stuck with a liability regarding safety issues. Mr. Bertagnole remarked that he is unable to insure the house and he would be personally liable. Board Member Bush stated that a chain link fence could be installed around the house but people would still find a way in. He stated that typically an owner wants to redevelop and the HPB would ask them to incorporate the form into their design, and to use as much material as possible. However, in this case, the owner only wants to eliminate a liability and has no interest in rehabilitating the house in any way. He asked if removing the liability could be tied to a commitment to rebuild that form with the land. The owner would no longer have the liability and the City could retain the Significant structure.

Planner Grahn stated that through the Historic District Design Review process one option could be for the owner to tear down the structure but provide the financial guarantee and document the historic building. The City would retain the financial guarantee until the structure is reconstructed or meets what was approved with the HDDR. Planner Grahn stated that even though it was an option, the issue before the HPB this evening was determination of significance. She explained that the City was sympathetic to the liability issue and the Planning and Buildings Departments have been trying to find a workable solution for Mr. Bertagnole.

Board Member Melville asked if there was a City program that could assist in securing the building. Mr. Root stated that the Building Department has an abatement program, which is a fund to abate certain structures and to assist; however it is a revolving fund. The City secures the doors and mothballs the building, and if the owner is not able to pay it back to the City, the money is recouped through their taxes.

Chair Pro Tem White opened the public hearing.

Bob Martin a resident across the street at 595 Deer Valley Loop, felt this matter was interconnected with a number of issues. He was unsure of the BLM situation with the City; however, he understood that the structure at 632 Deer Valley Loop sits in the middle of the BLM piece. Mr. Martin stated that those four homes sit across from house and he has been the epicenter of the construction phase of Deer Valley Drive. Mr. Martin was unsure whether the City intended to work a deal with the BLM over this piece of property, but he believed the house is historic. This house and the other three houses that sit on that piece of property are the only things remaining from the red light district of Park City. Mr. Martin preferred that the City do something that piece of property rather than sell it to a developer. His attempts to get answers from the City or the BLM have been unsuccessful. Mr. Martin thought it was legitimate for the HPB to make a decision regarding the significance of the structure, but he also felt it was

important for the City to have a plan. He asked if the property with the other three houses was settled with the BLM. He noted that someone lives in one of those structures. Mr. Martin would like the City to put in a historic park rather than to allow development. His understanding was that the land would be traded and he could be looking at a large condo development on the last piece at the entrance to Deer Valley. Mr. Martin remarked that in terms of historic preservation, it was important to focus on the bigger picture. He has three ribbons on his fence indicating that his home is historic. His home and another home are the only two that still exist inside the Loop. Those two and the four homes on BLM land are the only historic homes in that area.

Sandra Morrison, with the Park City Historical Society and Museum thanked the City for a terrific job creating the Historic Sites Inventory in 2009. They hired an extremely well qualified consultant who spent from 2006-2009 identifying all the historic structures in Park City. She noted that both the Historic Preservation Board and the City Council held public hearings before the HSI was adopted. Ms. Morrison welcomed anyone who wanted to do additional research to use the library at the Park City Museum. Ms. Morrison also commended the City on the decision to hire Cooper Roberts to conduct an intensive level survey, which she believed would answer some of the questions raised this evening regarding the amount of historic fabric remaining on the building. She recognized that some of the questions could not be answered tonight, but the Historical Society Museum fully supported the Planning Department and the listing of this house on the Historic Sites Inventory because it is a historic house. Ms. Morrison was pleased to hear about the mothballing effort and she believed it was a good interim plan. She offered the help of the Historical Society Museum and encouraged the owners to contact her.

Alison Kitching, a resident at 670 Deer Valley Loop Drive, stated that her patio in the Portico Townhome complex was adjacent to the structure at 632 Deer Valley Loop. She is single and lives alone and she was uncomfortable having drug dealers next to her in that home. She has had to call the police twice to report activity outside the house. Ms. Kitching requested that the HPB do something with the structure that would help her feel secure. She thought she was moving into a safe community environment and she still believed that it was a good place to live. However, it would be better if the HPB could help with that issue. Ms. Kitching enjoys being around historic homes and that was one of the reasons why she moved to that area. She preferred that the house not be torn down and the property redeveloped. Ms. Kitching encouraged a solution where the current owners could work with a developer to stay within the same footprint and architecture and redeveloped in a way that fits the area.

Chair Pro Tem closed the public hearing.

Board Member Marian Crosby understood that the cost of mothballing the home would be the responsibility of the owner, and if the owner was incapable of paying for it that it would be added to the taxes and paid when the property is sold. Mr. Root explained that the responsibility goes to the owner. If the owner does not follow through with mothballing and taking care of the property, the City abates it under the Abatement of Dangerous Building code. At that point, the City hires a contractor to mothball the structure and cover the windows and doors. He was told that the burned out portion on this structure was not historic because it was a shed addition to the back of the house. Mr. Root stated that the main purpose is to protect the historic structure. The shed may come down because so much of it is burned out.

Board Member Crosby asked if the burned out shed could be demolished as part of mothballing. Planner Grahn replied that from the Sanborn map it looks like the shed or at least a portion of the shed is historic. However, the Staff would have to research it further to be sure. Board Member Crosby asked if there were cost estimates. Mr. Root replied that the Building Department had not obtained any estimates.

Board Member Holmgren reiterated that the HPB was only being asked to determine whether the structure should remain on the HSI as a Significant structure. Any other issues were not for discussion this evening. Planner Grahn stated that if the Board was interested in the abatement issue, she could bring it back as a work session item to give them a better understanding of the process as it applies to Old Town.

Board Member Melville understood that part of the process for removing a site from the Inventory was that the owner has the burden of proving that it did not meet the criteria and that it should be removed from the list. Assistant City Attorney McLean explained that this particular issue was more of a hybrid. The HPB should evaluate it based on the criteria outlined in the Staff report from the standpoint of whether or not it meets the criteria of Significant. She noted that in 2009 when the structures were listed on the Inventory, all the owners were noticed. If the owner disagreed with the finding, they had the ability to have the HPB look more specifically at their structure to determine whether or not it was significant. Because of the issues with the land and the possibility that only the BLM was noticed and not the homeowner, the Staff felt it was appropriate for the HPB to relook at the determination.

Board Member Melville clarified that the issue was unique to this property because of the BLM and owner dispute. She wanted to make sure the HPB would not be setting a precedent that all properties on the Historic Sites Inventory would have to be reconfirmed. City Attorney McLean replied that this was a unique situation because of the ownership issue.

Board Member Melville believed the criteria were clear for this structure to remain a Significant site. The house is 50 years old. In comparing the 1938 photo with the current photo, it has retained its essential historical form. It also meets the criteria of local history due to its importance to the mining era.

Board Member Holmgren felt strongly that the structure was significant.

MOTION: Board Member Holgrem moved to keep the property at 633 Deer Valley Loop listed on the Historic Sites Inventory as a Significant Historic Site, in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member Crosby seconded the motion.

VOTE: The motion passed. Board Member Kenworthy was not present for the vote.

Findings of Fact – 632 Deer Valley Loop

1. 632 Deer Valley Loop is within the Residential-Medium Density (RM) zoning district.
2. There is an existing side gable hall-parlor structure at 632 Deer Valley Loop. This structure is currently listed on the Park City Historic Sites Inventory as a “Significant” Structure.
3. The existing structure has been in existence at 632 Deer Valley Loop since circa 1900. The structure appears in the 1904 and 1927 Sanborn Fire Insurance maps. Furthermore, the Historic Site Form contains tax cards of the structure from 1949, 1958, and 1969. A late-1930s tax card photo also demonstrates that the overall form of the structure has not been altered.
4. The hall-and-parlor structure and later rear addition were both constructed within the Mature Mining Era (1894-1930) and are historic.
5. Though out of period, the enclosed side porch entrance added in the 1960s does not detract from the historic significance of the structure.
6. The existing structure is in serious disrepair and is not habitable in its current dangerous condition.
7. There is very little original exterior materials remaining on the exterior of the home. The original wood lap siding has been covered by layers of Bricktex and vertical wood siding.

8. The double-hung windows on the façade were removed and expanded to install larger, undivided rectangular windows after 1969. The original wood double hung windows throughout were replaced by aluminum windows.
9. After 1969, the turned wood porch posts were replaced with new decorative metal columns. A brick chimney was installed above the enclosed side porch that was later repaired with thick layers of Portland Cement.
10. The structure is a hall-parlor plan and typical of the Mature Mining Era.
11. The rear addition of the structure, dating prior to 1927, was severely damaged in a fire on May 17, 1999.
12. The site meets the criteria as Significant on the City's Historic Sites Inventory.
13. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
14. Though the structure has lost its historic integrity due to the out-of-period alterations to its historic materials, it has retained its historical form. The out-of-period addition to the west elevation of the structure does not detract from its historic significance.
15. The structure is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era (1894-190).

Conclusions of Law – 632 Deer Valley Loop

1. The existing structure located at 632 Deer Valley Loop meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
 - (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
 - (iii) Moving it from its original location to a Dissimilar Location, or

- (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
- (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or Historic Preservation Board.
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Board Member Kenworthy arrived.

2. 820 Park Avenue, Rio Grande – Appeal of Staff’s Determination
(Application PL-13-02108)

Planner Grahn requested that the HPB review this appeal de Novo. They were looking at it anew to find whether or not unique conditions exist to move the building. Planner Grahn emphasized that the discussion should not focus on the design or what could be built on the site.

Planner Grahn reported that Planning Director Thomas Eddington and Chief Building Official Chad Root had written a determination letter stating that unique conditions did not exist for this site. She had provided the Board with a copy of Director Eddington’s testimony, since he was out of town. Mr. Root was present to testify for himself.

Chair Pro Tem White asked if any Board member had disclosures related to this appeal.

Board Member Bush disclosed that he has worked with the appellant, Rory Murphy, on projects in the past. He did not believe that association would interfere with his judgment on this appeal. He and Mr. Murphy have no current business dealings.

Assistant City Attorney McLean stated that if any of the Board members had anyone speak to them outside of this meeting concerning the appeal, that should also be disclosed, as well as the content of the conversation, since this was a quasi-judicial hearing.

Jeff Love disagreed with Board Member Bush’s assessment of his relationship with Rory Murphy. Assistant City Attorney McLean clarified that Board Member Bush is entitled under the State Code to make a disclosure how he wishes.

Board Member Crosby asked if Ms. McLean was referring to Board members who may have talked to each other about the appeal prior to the meeting, or if they had spoken with people outside of the Board. Ms. McLean replied that it was either of those situations. For example, if they were approached by someone in a grocery store or on the street, or were sent emails talking about the content of this appeal hearing, they would have to disclose that communication just as a judge would in a court of law. The disclosure gives everyone the benefit of having the same information.

Board Member Crosby disclosed that she had conversations with two people outside of this hearing regarding general information about the site and homes in the area and the 800 block. She clarified that it was nothing different from what was included in the Staff report.

Board Member Holmgren disclosed that she has known Rory Murphy for many years casually and socially. She also spoke with Steve Boyd in the hallway and he told her he was here this evening for the Rio Grande Building. Board Member Holmgren stated that she had spoken with Gary Kimball this morning to see if he had any recollection on the building. Mr. Kimball told her that he could not recall anything.

Chair Pro Tem White disclosed that he has heard hearsay about the project, specifically regarding the movement. However, he regards what he heard as hearsay and it would not have any bearing on his judgment.

Assistant City Attorney McLean advised the Board members who have had outside conversations that their decision should only be based on the evidence before them this evening.

Chair Pro Tem White stated that the comments he heard were no different than what was in the Staff report.

Planner Grahn reiterated that in order to move a building, the Building Official and the Planning Director have to make the determination that unique conditions exist. In this case, they found that no unique conditions existed and this was an appeal of their determination for relocating the Rio Grande building at 820 Park Avenue.

Planner Grahn provided background and history of the site as outlined in the Staff report. The Historical Society had also provided a thorough report to Mr. Murphy that gave the same information. The Utah Central Railroad came to Park City in 1890 and seven years later the railroad was acquired by the Rio Grande Western Railroad. Around that time the Queen Anne passenger depot was constructed along with a freight shed. In 1901 the Coalition Building was built

nearby and became part of the site. By the 1940's there was less need for rail transportation and the railroad abandoned the line and closed the Park City branch. A short time later the Coalition Building was vacated. The Queen Anne structure was demolished, as well as two-thirds of what was the Rio Grande Building and the freight shed, leaving the one-third of the building that exists today. In 1982 the Coalition Building burned down.

Planner Grahn reported that the applicant was proposing to relocate the structure to the corner of 9th Street and Park Avenue. The building would be moved approximately 30 feet to the north and 10-feet to the west. The applicant plans to develop the site as mixed use, commercial and residential.

Planner Grahn noted that the LMC is very specific about relocation and/or reorientation of historic buildings and it must meet the following criteria:

- 1) the proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
- (2) the Planning Director and Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation on the existing Site.

In the letter that the Planning Director and the Chief Building Official sent out on October 9th, they stated that no evidence existed to support that the structure was previously moved. They said the relocation would not abate demolition as the threat does not exist. Relocating the structure in order to expand and make more room for development on the site was not a condition specific to this site or these applicants.

Planner Grahn outlined the Appellant's objections as follows:

- In its current location, there is no historic context for the Rio Grande Building.
- The relocation will make the Rio Grande Building visually prominent.
- The relocation will allow for the restoration of some of the historical context of the Rio Grande Building.
- Less than 30-35% of the original structure remains.
- The Rio Grande must be relocated during construction because the site has contaminated soils.
- The foundation of the Rio Grande Building is not the original foundation.
- Other considerations.

Planner Grahn stated that Mr. Murphy was correct in pointing out that there is no historic context left because of the buildings that were lost, and only a third of the building exists. The site changed from a very industrial site to a residential and

resort related development neighborhood. However, at the same time this Depot is historically significant to the City's transportation past.

Planner Grahn commented on the issue Mr. Murphy had raised regarding visual prominence. He believes the relocation would make the building more of a visual focal point and part of the gateway into downtown. Mr. Murphy had also pointed out that the site is severely compromised by the location of the building as it exists today and any new development would obscure and consume the historic structure. Planner Grahn stated that the Staff did not disagree that relocation would permit greater visibility, enhance the neighborhood and also serve as a gateway; however, relocating it again for new development is not a unique condition and does not necessarily meet the unique conditions outlined by the LMC.

Planner Grahn remarked that there is also the issue of the restoration of historic context. The applicant had discussed that relocating it to a corner on Park Avenue and 9th Street gives it more of a historic context with today's transportation, even though it had been part of a railroad transportation network. The Staff finds that transportation elements cannot be swapped. The Staff did not believe the historic context would be restored by moving it closer to the street.

Planner Grahn stated that Mr. Murphy pointed out that less than 30-35% of the original structure remains and an accurate reconstruction is now possible due to the existing commercial development. Planner Grahn remarked that Mr. Murphy was right because most of the freight shed was destroyed in the late 1940's, early 1950's and only a third of the structure remains. Reconstruction is impossible because there are new condos and development in the area that used to be the Coalition site.

Mr. Murphy also pointed out the relocation during construction. Planner Grahn stated that it would have to be lifted in order to incorporate an underground parking structure and soil remediation is necessary. As they have seen in Old Town, houses are temporarily relocated in order to add a new foundation. However, that did not justify relocating to a permanent location.

Planner Grahn commented on the argument of whether or not the structure was previously moved. They found that the existing foundation was not the original foundation, and that the foundation shows changes in wood grain and age that allude to a previous relocation. That has been supported in several letters by old time Parkites and everyone believes it was moved. Unfortunately, the Staff was unable to find evidence to show that it was moved. Planner Grahn stated that it is possible that the foundation is not the original. The building is supported by tree logs and it seems unlikely that it would have held up with heavy trains

coming by. She had reached out to the State Preservation Office and they said it was not unlikely in mining towns to put up a building quickly and they used whatever materials were available.

Planner Grahn explained how they overlaid a current aerial photograph on to the 1907 Sanborn map to try and determine whether the building was previously moved. It appears that the structure has not been relocated. Planner Grahn stated that in addition to the Sanborn map, they also looked at historical photographs. She reviewed the photos to show how they made their determination.

Mr. Murphy also argues that the goals of historic preservation are best served by the relocation. If relocation is not allowed, it would be visually impaired by the new development. The relocation will showcase the historic structure. Planner Grahn reiterated that unique conditions must exist for the Planning Director and the Chief Building Official to warrant relocation.

Planner Grahn stated that the HPB had the option to deny the appeal and uphold the Staff determination; they could grant the appeal and reverse the Staff determination; or they could continue the item.

Assistant City Attorney McLean stated that another alternative would be to deny or grant the appeal in whole or in part. Findings supporting either side were contained in the Staff report. If the Board finds that any of those should be changed, it should be part of their motion.

Planner Grahn noted that Exhibit H in the Staff report provides Findings of Fact for granting the appeal if the Board needed that as a reference.

Rory Murphy, the Appellant, stated that he was before the HPB this evening to discuss the project at 820 Park Avenue, commonly referred to as the Rio Grande Building, and to discuss their appeal for the Staff ruling on his proposal. Mr. Murphy clarified that he did not want to be critical of the Staff, and he simply disagreed with their findings. He stated that the objective this evening was to consider this appeal and to find at least one unique condition that warrants moving the shed on the site.

Mr. Murphy clarified that he was not currently proposing any demolition of the existing structure, nor were they currently challenging the determination of historic significance. Mr. Murphy stated that he is and always has been a passionate supporter of Park City's historical history. He has restored a dozen structures in Park City and he has received two Utah Heritage Foundation project of the year awards. He has a strong desire to incorporate the historic shed into their proposal for the site.

Mr. Murphy stated that over the past year they have had two pre-application conferences, as well as numerous additional conversations and meetings with the Planning Director and the Staff. Throughout the entire process there was strong and consistent support from the Staff and the Planning Director for the proposed plan. Additionally, they met with all the neighbors surrounding the site and the general consensus was supportive of their plan. Mr. Murphy stated that the building is in the HRC zone, which he believed was a crucial distinction. There are no residential setbacks and no residential neighborhood context on the site. He pointed out that they were applying under the LMC Guidelines and would adhere to them both in the letter and the spirit of the law. They were not currently proposing an MPD for the project.

Mr. Murphy stated that the specific purpose of the HRC zone is to facilitate resort-oriented development surrounding the Town Lift and to provide a bed base for the Main Street Core Area. His is the only commercial lot in this area that has not been developed. Mr. Murphy remarked that the focus of this discussion is on moving the structure that currently sits on the site. The only method to achieve this per Code, short of a demolition application, is to find a unique condition to move the shed. Mr. Murphy felt it was unfortunate that unique conditions were not defined by Code or the Guidelines. It was a critical component of this discussion and it is difficult to judge objectively. He has had a number of conversations with Director Eddington about this project and each time Director Eddington stated that he loves the project and it is exactly what should go on the site. That was the reason for this appeal.

Mr. Murphy stated that the Historic Preservation Board has the ability to look at the issue more qualitatively and approach it from a planning perspective. Mr. Murphy remarked that his plan has several unique conditions, and each one alone would qualify under a reasonable interpretation of the Code. The primary unique condition is that the entire context of the area surrounding the Rio Grande has been lost. Every building that had any relationship to the Rio has been moved or destroyed, including the residential buildings across and up the street. All the railways have been removed and there is no context left to relate to the Rio shed.

Mr. Murphy pointed out that this was the same conclusion the Staff concluded in the Staff report. When only one unique condition is required to allow the building to be moved, Mr. Murphy believed that this alone would qualify for moving the building.

Mr. Murphy believed the most significant unique condition was that anything built on the lot would obscure the Rio building. He presented a slide showing that even a one story structure on the developable part of the site would obscure the

Rio building. The visual prominence of the Rio structure should be reserved. He believed the Staff erred in their assessment of this condition in that they mistakenly focused on the idea that he was proposing to move the building to the corner to obtain greater mass and square footage. Mr. Murphy stated that he would explain later why that was completely opposite from his intention.

Mr. Murphy stated that the building was relocated in its recent history at least once. When the lot was purchased in 1978 the seller claimed that the building had been moved on the site. He was asked by Staff to provide evidence that would allow them to make this determination. The report Mr. Murphy provided was attached to the Staff report. He presented a photograph and explained why he thought it was the best piece of evidence. Mr. Murphy presented additional photos, and one in particular was consistent with the stories told by old-time Parkites that the building was moved to widen Park Avenue. Mr. Murphy stated that the foundation was a clear example of unimpeachable evidence that the building was moved. The foundation was inspected by Kurt Simister, the Park City Fire Marshall, and he stated that the foundation was not original. In fact, it was not a foundation at all. Mr. Simister also pointed out discrepancies in the grains and types of wood between the cross beams, as well as the haphazard supports that were actually sawed off telephone poles and wooden blocks that were wedged to provide stability. Mr. Simister has worked for the City for 30 years and his opinion is unquestionable. Mr. Murphy remarked that the Staff report essentially agreed with Mr. Simister.

In his presentation, Mr. Murphy provided three signed affidavits from individuals who have lived in Park City over 40 years. One was from Ron Whaley who has lived across from the site since 1971. He has also had conversations with many others and their stories were consistent.

Mr. Murphy commented on the evidence provided by the City. The picture that overlays the Sanborn map was the primary piece of evidence the Staff used to determine that the building was not moved. He felt it was apparent by the slide that the Sanborn Map and the picture do not line up. Mr. Murphy stated that the Staff report says the discrepancy is due to a five foot margin of error. He wanted to make the point that the old surveyors were not only precise; they were exact. He used example from the ten years he worked for the Mine Company to support the exactness of the surveyors.

Mr. Murphy clarified that they were not challenging the appropriateness of Significant Site designation at this time. Despite the fact that the foundation is not historic, there is no original siding, windows or door, and the building is not in its original location. Only 30% of the original shed remains and 20% of the building. Not moving the structure would result in a project that is detrimental to the public visibility and visual prominence of the Rio structure. This project is the

last lot in the commercial district to be developed and the commercial district carries an expectation of more intensive use in a residential district. If the building cannot be moved, anything built will obscure the historic building coming into town from its traditional vantage point and coming southbound from Park Avenue. Pursuing a plan that insists on the structure remaining in place will be more visually obstructive to the neighbors and will result in greater square footage than what is currently being proposed. Mr. Murphy believed this was the fundamental error in the Staff report.

Mr. Murphy stated that the intent is to build the right project for this site. The proposed plan has been consistently praised and supported by the Staff. Only one unique condition needs to be met in order for this to occur. He believed they had presented several good reasons for the HPB to consider granting the appeal. Mr. Murphy stated that in his opinion, the most important reason is to maintain the visual prominence of the structure in the commercial HRC zone where development is concentrated. By not moving it, they would be working against the actual objectives of the historic zone and the historic Code by obscuring it with an alternative design.

Mr. Murphy clarified that they were not seeking additional density. In fact, they have declined to include some of the allowable density under the LMC in order to present a design that respects this historic structure and maintains its visual prominence as a gateway to Park City's Main Street commercial core area.

Planner Grahn stated that the Sanborn maps are very accurate. The aerial photographs taken with satellites cause the five foot discrepancy.

Board Member Crosby asked what Mr. Murphy had planned for the building in the project, regardless of whether or not it was moved. Mr. Murphy replied that it would be a commercial building, but the actual use had not yet been determined. In his mind he pictured a small café.

Board Member Kenworthy asked about challenges to the historical significance if the appeal was not granted to move the structure. Mr. Murphy stated that he would not challenge the decision. Board Member Kenworthy noted that Mr. Murphy made reference to "at this time" in his presentation. He asked if Mr. Murphy would consider challenging the historical significance at any time. Mr. Murphy preferred to think that he would not; however, he has investors and others he has to answer to. At this time, the answer was no, but he was not prepared to say never. In addition, if he is denied the ability to move the structure, he might consider selling and he could not guarantee that a new owner would not challenge.

Board Member Melville clarified that the drawings presented on page 83 of the Staff report showing the building being moved had not been through the HDDR process and; therefore, there was no determination at this time that it would meet the Historic Design Guidelines. Planner Grahn replied that this was correct. The HDDR was not done because either relocating the building or leaving it in its current location would have a significant impact on the design. Board Member Melville understood that if the building was not moved, the drawings on page 114-115 in the Staff report has not been reviewed for compliance with the Historic Design Guidelines. Planner Grahn explained that the Staff met with the applicant during the pre-application process but no determination was made approving the application.

Board Member Melville assumed that the design guideline that says additions to historic buildings have to be visually subordinate would apply. Planner Grahn answered yes, the Staff would consider that in their review. She pointed out that the Staff would look at all the design guidelines that apply.

Board Member Kenworthy clarified that the Staff denial was that the unique condition was not met. Mr. Root explained that there was not enough hard core facts to approve it in terms of unique conditions. He consulted with Director Eddington and he could not find that enough fact to support the thought that the building was moved at one time. Mr. Root personally liked the proposal of moving the structure upfront, but they could not find enough facts to allow a unique condition.

Board Member Vance noted that Mr. Murphy had three affidavits of testimony, but there was a lack of evidence of it being moved. He wanted to know which had more sway from a legal standpoint. Assistant City Attorney McLean stated that the HPB has the job of evaluating all the evidence, including the affidavits. Board Member Vance asked if there was any precedence of something similar in nature that came before the HPB. Ms. McLean replied that each case is fact specific, and as a Board, they are tasked with evaluating all the evidence. Based on the evidence, the HPB needs to make a factual determination on whether or not the structure was previously moved and whether there are unique conditions. Ms. McLean remarked that the weight of the evidence is for the Board to fact find.

Board Member Melville wanted to know who had the burden of proof on all the evidence. Ms. McLean stated that the burden of proof falls to the appellant. Board Member Kenworthy asked if movement could be a unique condition. Ms. McLean pointed out that there is no definition in the Code for unique condition and it is left to the interpretation of the Board. Board Member Kenworthy stated that if they find that the building has been moved, could the Board move forward and say that it was a unique condition. Ms. McLean answered yes. She

explained that because the Code does not define unique conditions, they should use the plain meaning of unique as a guideline.

Board Member Crosby asked if any research was done regarding other buildings on Park Avenue in the 800 block that were moved/demolished/rebuilt or raised when Park Avenue was widened. Planner Grahn replied that there was no research; however, she thought that would be a very interesting study.

Planner Grahn stated that the Staff tried to find other cases where the HPB heard unique conditions, and the most prominent was 919 Woodside. In that case all the other houses on Woodside had been lost and the new buildings were pushed up close to the street. The house at 919 Woodside had been demolished with the plan to reconstruct and it was set back. When the HPB heard it they decided that with the house being set back so far on the site and having such a large front yard, that was a unique condition that they wanted to retain. In that case, the Board chose to leave it in its original location.

Assistant City Attorney McLean stated that another situation where unique condition was decided was 424 Woodside. Planner Grahn recalled that in that case the structure was re-oriented to be closer to the street because the road had been built up over time that the house sat in a hole. The HPB chose to bring the house up to street level to restore some of its context.

Board Member Holgrem stated that she has worked in several places on Main Street and several of those buildings were moved from Heber Avenue to Main Street. Board Member Vance clarified that there was precedence of historic structures being moved from their original locations without having a detrimental effect.

Board Member Kenworthy asked if the Staff objected to Mr. Murphy's comment regarding the loss of historical context. Planner Grahn stated that Mr. Murphy was correct in saying that the building has lost its historic significance in terms of the context of the site.

Board Member Crosby asked if the Staff felt the historic quality would not be restored if the building was moved. Planner Grahn did not believe it was possible to restore the historic quality of the site. Board Member Crosby wanted to know where the building would be moved during the remediation part of the project. Mr. Murphy stated that his preference would be to move it to the public land across the street; however, he did not believe it was possible because of the pocket park. He remarked that Chad Root and Matt Cassel would decide where to move it while the site is being remediated. Board Member Crosby asked about the potential for the building to become unsafe once it is moved. Mr. Root stated that rather than condemn and demolish, the City tries to work with the

historic structures to keep them in place. Bonds are placed so when a historic structure is moved, a specific amount of money is available to rebuild the structure if were to fall down.

Chair Pro Tem opened the public hearing.

Jeff Love, 532 Woodside Avenue, wanted it known that Board Member Bush failed to fully disclose his relationship with Rory Murphy. Mr. Love stated that three years ago he had an HDDR application that entailed moving a house 6-1/2 feet to the left. The issue eventually came before the HPB and they approved moving the structure based on the encroachment issues and based on unique conditions. After he received HPB approval, five neighbors appealed the decision to the Board of Adjustment and Board Member Bush was one of those neighbors. Mr. Love noted that it ended up going before the Board of Adjustment twice and at the second meeting Board Member Bush called him a liar and a cheat and accused him of assault with the police. Mr. Love took the matter to District Court and the court ruled in his favor to move the house.

Mr. Love reported that in December of 2012 he decided not to build the project and he sold the house. Rory Murphy was the contract buyer to purchase the house. It was a three week closing, cash deal and the sale closed in early January 2013. Two months later, Mr. Love discovered that Mr. Murphy was actually not buyer of the property. The actual buyer was Board Member Bush. In conversations with both gentlemen, they disclosed that Mr. Murphy was on the contract but it was Mr. Bush who financed the deal. Mr. Love stated that ten days after closing, Mr. Murphy deeded the property to Mr. Bush without any exchange of money.

Mr. Love stated that because Mr. Murphy was a straw buyer and that Mr. Bush had intentionally deceived him from transaction, he found it questionable that Board Member Bush was judging this application. Mr. Love believed that Board Member Bush needed to recuse himself from this appeal because remaining would be extremely unethical.

Assistant City Attorney McLean explained that under Utah State Law, recusal is very limited and only requires a person to recuse if they have a current financial interest, if the applicant is a familial relation. Utah Law is broad in terms of disclosure. Board Member Bush disclosed a relationship with Mr. Murphy and it is the Board Member's decision whether or not to recuse. Ms. McLean legally advised that Mr. Bush could remain as long as he could be fair.

Mr. Love clarified that his intent was to disclose the relationship between Mr. Bush and Mr. Murphy so everyone was aware of the situation.

Mr. Love agreed with Director Eddington that the proposal was a great design and it is exactly what should be built on the site. However, the problem is that it did not comply with the design guidelines. In his application he wanted to move the house two feet forward in the front yard setback, but it was denied by Staff because of the perception that moving the house forward would be enhancing the development potential. Mr. Love stated that his issue with Mr. Murphy's application is that moving the structure 30 feet north and 10 feet west, you can spin however, you want, but basically it's to enhance and develop the site.

Mr. Love remarked that his issue was more with the Staff in that all applicants should be treated fairly, consistently and equally. They cannot deny one application and then approve another application just because they like the design or the applicant. Mr. Love did not believe the Staff did a good job of consistently treating people fairly. Mr. Love noted that the City zoning ordinance is more the problem than the actual application. It is too restrictive. It did not work in his case and it was not working for this application, and it will not work in the future. Amending the LMC or the Design Guidelines does not always work.

Mr. Love provided examples of historic structures that were moved from their original location, which included the Miners Hospital, the first Crescent Tram tower on Woodside, the High West Distillery. All of those structures were approved to be moved prior to the LMC amendments of 2009, and it did not take away from the historic. Mr. Love reiterated that under the current guidelines, this application did not comply with the ordinance. Mr. Love thought the City should consider changing the guidelines to make them less restrictive. He provided other examples where the guidelines do not work. Mr. Love suggested that after four years it was time to reassess the guidelines. However, until the guidelines and the LMC are revised, the standards need to be applied consistently.

Mr. Love commented on unique conditions. He stated that if moving a 900 square foot structure 30 feet north and 10 feet west to accommodate a 40,000 square foot addition, which entails 10 condo, 5 commercial buildings and 30 underground parking spaces is unique, he would like someone to give him an example of something that is not unique. If everything is unique, he questioned the purpose of the ordinance.

Mr. Love remarked that there has been a lot of discussion on whether or not the structure was already moved previously. In his opinion, it has not been moved and he reviewed the photograph on page 129 of the Staff report to support his opinion.

Craig Elliott, with Elliott Work Group Architecture, stated that since 2002 his firm has had the opportunity to help with the preservation of approximately 25 historic buildings in Park City. Mr. Elliott believed each one had a unique condition that

was interesting and required thought and dialogue with the City. He also had the opportunity to participate in the revision of the Historic District Guidelines and he finds it interesting how the guidelines are interpreted and perceived. Mr. Elliott pointed out that these are guidelines, but at some point everyone decided to treat them as Code. Mr. Elliott stated that the Historic Preservation Policy written in the Country started with Penn Station and the demolition of a grand structure, and the dialogue that came from that in terms of guiding and helping people to make the right decisions.

Mr. Elliott stated that his first interaction with this particular historic structure was that it was his first bank in Park City when he moved to Park City in 1993. The site has been many different things and today it is a parking lot. Mr. Elliott pointed out that every structure has a different meaning to different people. In this particular case the context of the building no longer exists and it is surrounded by three and four-story buildings. He commented on other projects where buildings were moved on the site to create better projects on the site for the betterment of the community. Mr. Elliott stated that they have the opportunity to review the guidelines as guidelines and apply distinctly different principles for each project. They are bound by the requirements but it is not Code. Mr. Elliott encouraged the HPB to look at the important components and consider it in the context of the situation. They should realize that without moving that building it will always be a parking lot.

Kevin McCarthy stated that he does not live in the Historic District. He has known Rory Murphy for many years but they are just friends with no business relationship. Mr. McCarthy remarked that his family purchased a Condo called Pay Day in 1972 before they were built. He waited 33 years for Mr. Murphy to build the ski lift he was promised when he bought his condo. Mr. McCarthy stated that the project Mr. Murphy built at Silver Star is spectacular. Whether or not things stay in the same spot or whether they are plus or minus five feet is insignificant because Mr. Murphy knows how to build a good project for the town.

Sara Werbelow, a former member and chair of the Historic Preservation Board, stated that when she was on the Board a few applicants came before them requesting relocation of historic structures. The Board had very little mechanism available to consider relocation, regardless of whether or not they felt it was appropriate. Ms. Werbelow noted that the project would go through its own process of review and that was not a discussion this evening. She encouraged the Board to begin the dialogue to define unique conditions so they will have the ability to identify what the unique conditions are from site to site.

Michael Barille stated that he lives in Old Town and works at a land planning design firm called Plan Works Design. He did not have direct experience with preservation projects in Old Town but he has a lot of experience in the planning

realm in terms of good block design and sense of place in how they experience the environments they move through in the Historic District. He passes this property every day and he recognizes its importance. Mr. Barille remarked that all the factual evidence related to whether or not the building was moved in the past was a difficult determination to make. In his opinion, the most compelling issue is about how they would experience the historic structure in the future. He would support bringing the structure to the corner where it could be appreciated and visible and people could talk about it and ask questions.

Meg Ryan stated that she has lived in Park City for 22 years and she is an Old Town resident. Ms. Ryan is a land use planner by trade and she also serves as an appeal authority for Morgan County. She has looked at the Code and tried to determine what information the HPB had available in making their decisions. She pointed out that Mr. Murphy would appreciate a decision this evening, but the HPB could take additional time if needed to consider all the facts before making a decision. This decision will affect the long-term viability and landscape of the community. Ms. Ryan stated that since the HPB is charged with making a decision based on the LMC and the guidelines, she noted that Title 15 Chapter 11, basically says 1) the HPB needs to identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses; and 2) In looking at the criteria for relocation and reorientation, the language is very broad and there is no definition of unique criteria. Ms. Ryan pointed out that the Board only needs to find one of the three criteria, not all three. The language also says that the HPB shall make the determination based on appeal, whether unique conditions warrant the proposed relocation or reorientation on the existing site, or to a different site. Ms. Ryan remarked that without an established definition of unique conditions the interpretation is wide open. As an Appeal Board the HPB could look at the presentation and debate whether or not the evidence is relevant. However, the test they need to find is whether or not there is a unique condition or whether it would abate demolition of the historic structure. Ms. Ryan noted that the Staff report states that the Board can either approve or approve with conditions. The Board could decide what was or was not warranted or they could come up with their own unique criteria. Ms. Ryan remarked that the burden was on the HPB to make a decision based on all the evidence presented. She believed the issue of whether or not the structure was previously moved was irrelevant, because the Board only needed to find whether there was a unique condition that warranted relocating the structure on the site now. Ms. Ryan stated that another standard to consider was the HRC zoning, as well as the General Plan. She pointed out that different zones have different scopes of review. In looking at the map of the HRC zone, primarily most of the significant sites have either been moved or significantly altered or demolished. Ms. Ryan referred to the design review guidelines, which states that significant sites are held to a high standard, but in many cases the sites have been substantially modified in the past and there is greater flexibility

when interpreting the guidelines. Ms. Ryan noted that the General Plan talks specifically about the Lower Park Avenue area and the need to find a balance between the historic character and pedestrian friendly buildings, as well as encourage the renovation and preservation of existing historic structures, and allow adaptive reuse of historic structures near the town lift base by allowed commercial uses. It also talks about building the bed base in this area. Ms. Ryan believed there was evidence in all the documents to support a decision that could go either way. However, one argument that she differed in opinion was that good design is not context for making an approval in this area. Ms. Ryan thought it would be irresponsible to not consider what could happen. There are inherent development rights on the site and that needs to be considered in terms of configuration and other design elements. Moving the structure would provide an anchor to the Historic District and a visual welcome and she thought that should be encouraged. It would be better for the community and the economic viability of Old Town. Mr. Ryan believed that Mr. Murphy's development reputation speaks for itself and that was another important consideration.

Bill Ligety, a property owner on Woodside Avenue, stated that he travels the street every day and he would love to see the best development possible. He has an appreciation of the context having served on the Board of Trustees of the Utah Heritage Foundation and the Park City Historical Society. Mr. Ligety stated that as he looks at this site, the context that was once there is gone. He would like to see the building preserved where people could appreciate it and enjoy it. Mr. Ligety thought it was obvious that the structure needed to be on the corner as opposed to remaining in its current location. Other historic structures have been moved without objection. In his opinion, moving the building as proposed by Mr. Murphy was logical, and he encouraged the HPB to allow it.

Ruth Meintsma, 305 Woodside Avenue, commented on the statement that if the building is not moved it would be obscured by new construction. She noted that the design guidelines would prevent that from occurring because new construction cannot overwhelm a standing historic building. Ms. Meintsma did not believe they had seen the possibility of what would happen if the structure remained in its current location. Ms. Meintsma referred to the Code regarding unique conditions. She pointed out that the Code language was not from 2009. It only came about within the last couple of years due to circumstances that made moving a structure difficult in terms of preserving history. That specific Code language was added for a very specific reason. Ms. Meintsma cited structures on Daly Avenue that sit back on the lot. If those structures were moved to the front of the lot they would be seen more predominantly, but they were not allowed to move forward because it was not within their historic character.

Ms. Meintsma referred to page 56 of the Staff report and disagreed with the Staff analysis that the structure lacks in its original context. She believed that the location of this structure was in context. The rails were gone and Coalition Building is gone, but they still have the Sanborn maps, which she believes is the best illustration of what occurred in that area 100 years ago. Ms. Meintsma stated that the Sanborn maps could not be visually connected to the depot, but it could be in the Museum and in the rehabilitated Rio Grande structure. She remarked that at one time this area was vibrant and important and so much has already been lost, but it can be connected by the Rio Grande building. Ms. Meintsma felt strongly that if the building was moved it would take away whatever was left of the context of the structure. It would no longer be next to the rails and it would not be in its historical appropriate place next to the Coalition Building.

Regarding the issue of visual prominence, Mr. Meintsma thought the structure would still have the capability of being visually prominent on its own in its current location without being moved. Ms. Meintsma referred to the statement in the Staff report that the relocation would allow for the restoration of the historical context. She believed they were talking about the platforms and noted that the platforms were raised to access a train. The platforms would not give the structure any significance in relation to a road.

Ms. Meintsma thought the 4th bullet on page 58 of the Staff report was misleading in stating that less than 30 to 35% of the original structure remains. She stated that the Rio Grande building was not less than, but is 30% of the original buildings. Therefore, 30% of the original building remains. Ms. Meintsma referred to the statement that the Rio Grande must be relocated before construction for environmental contamination. She pointed out that it must also be relocated to accommodate underground parking. In terms of whether or not the foundation is the original foundation, Ms. Meintsma did not believe that was relevant in terms of the importance of the location. The Sanborn maps show that the structure is in or close to the original location. Mr. Meintsma disagreed with both the Staff and the applicant that the location in itself is the historical context because it was connected to everything. She believed the structure needed to be respected as one of the last rail buildings.

Ms. Meintsma referred to the letter on page 73 of the Staff report which states that from both a planning and historic preservation perspective, relocation is the best possible outcome for the building because it will be rehabilitated. She pointed out that the structure would be rehabilitated regardless of whether it moves or remains in its current location. The letter also states that moving the building forward allows it to be more appreciated by the public. Ms. Meintsma disagreed. The building is more appreciated when it is in its original location where it was surrounded by the Coalition Building. Ms. Meintsma agreed with the assessment that the original design character has been diminished; but it has

not be extinguished. Ms. Meintsma read that the proposed a project that provides an excellent opportunity to reconstruct the small representative to the transportation and history. She pointed out that an applicant can reconstruct a structure that already exist, but if the structure still stands in its original form, even if it does not give a feeling of the purpose, it is still relevant. Ms. Meintsma noted that page 75 of the Staff report states that the proposed project will reflect the applicant's true appreciation of the importance of the history. In order to accomplish this, the applicant needs to move the Rio Grande building. She stated that the applicant wants to move the building because it works best for him. Ms. Meintsma commented on the statement that the HPB should not approve the proposed relocation because it would eliminate the possibility of demolition. She pointed out that demolition is not allowed unless the City makes the determination that the structure needs to be demolished for safety reasons. At that point the structure would have to be reconstructed as it stands. Ms. Meintsma disagreed with the statement that without the relocation the historic preservation would be hindered. Even if the building remains in its current location, the goals of historic preservation are augmented. Ms. Meintsma stated that if the building was temporarily moved to accommodate some type of work, the fact that the building now sits in its original proposed location according to the Sanborn map is a testament to the importance and respect given to the original location. If the original location was not relevant, the building would have remained in its new location.

Ms. Meintsma referred to page 103 and the paragraph regarding unique conditions. She attended the meeting when unique conditions were added. She provided public input and at the time she asked for an example of a unique condition. The answer was that a unique condition is a condition that requires that the building be moved; ie. there is no other option to save that building. Ms. Meintsma stated that unique condition is not a condition that would allow the building to be moved. Ms. Meintsma disagreed with the six reasons the applicant cited in his letter as unique conditions, beginning on page 77 of the Staff report. Ms. Meintsma felt strongly that moving the building would do nothing to save the history and relevance of the structure.

Assistant City Attorney McLean asked if Ms. Meintsma was reading from the minutes of a previous meeting regarding her public comment and what constituted a unique condition. Ms. Meintsma answered yes.

Sandra Morrison with the Park City Historical Society and Museum, offered to provide the Planning Department with a copy of a Park City article from 1946 about a couple who regretted hearing about the tearing down of their old stomping grounds, the Rio Grande Depot. Ms. Morrison had additional photographs that she thought might help resolve the issue of whether or not the structure was previously moved. Ms. Morrison stated that Park City was a

railroad town because it was a mining town and there were actually two railroads servicing the City; the Denver and Rio Grande and Union Pacific. They were huge competitors and both were in Park City because of the opportunities it afforded. Ms. Morrison remarked that because of the railroad concentration at the bottom of Main Street, the Kimball Hotel was across the street from the Rio Grande Building. The Hotel was preserved by David Belz a number of years ago. She named several other historic buildings in Park City that surrounded the Rio Grande Building. Ms. Morrison emphasized that the HPB was basing their decision on the LMC. She noted that the Historic Preservation Board spent three years, from 2006-2009, updating the Land Management Code and it was adopted by the City Council after several public hearings.

Chair Pro Tem White closed the public hearing.

Mr. Murphy stated that the reference to the 40,000 square foot addition was inaccurate. He commented on the historic context and the subordination of the new construction to the old construction. Mr. Murphy stated that the criteria was that it be viewed from the primary right-of-way, which in this point would be Park Avenue. He believed what he was proposing was not out of the realm. He was not saying it is what he would do or that it would be approved, but according to the LMC it is what he could build. Mr. Murphy stated that in talking about 30% of the shed, they were only talking about 20% of the entire structure.

Board Member Melville stated that in terms of whether or not the building has been relocated, she believed the evidence presented in Exhibit B, the Sanborn Maps overlaid with the GSI, shows it is in the same place. However, the evidence presented by the appellant, including three letters stating that that the structure was moved, counter that evidence. Board Melville pointed out that the letters were anecdotal and those who remember that it was moved have not said when or where it was moved. In her opinion, based on the evidence of the Sanborn Maps and the photographs, she did not believe the structure had been moved.

Board Member Kenworthy stated that he was leaning the other way. After he visited the site and looked at the foundation he did not believe it was what would have been constructed to be alongside of a railway. He believed the building had been moved but he had no idea where it was moved to or how far it was moved. However, it was obvious from the foundation that it had been changed around. Board Member Kenworthy was comfortable with the reputation and expertise of the people who remembered that it had been moved.

Board Member Crosby understood that the HPB was only here this evening to establish whether unique conditions exist to relocate the Rio Grande Building; and they were not supposed to talk about the project itself. Assistant City

Attorney McLean replied that this was correct. She recalled that there was a reference in the appeal related to Criteria #1 about whether relocation would abate demolition. Ms. McLean noted that the issue had not been discussed and there was no condemnation or other reasons why it would be moved. She clarified that the crux of the discussion is to decide whether unique conditions warrant the proposed relocation. Ms. McLean stated that speculation of what could happen should not be part of the deliberation or evaluation of the evidence.

Board Member Holmgren stated that she has lived in Park City for 23 years. When she came the first time the town was on the ghost town register. Board Member Holmgren remarked that the complexion of the town has changed dramatically and most people know that. Old Town Main Street is no longer boarded windows and dogs running loose. She looks at the Rio Grande building as being historic. She also looks at moving it forward on Park Avenue, which is the Gateway to Main Street, as a unique opportunity to enhance their history and make it better.

Board Member Vance stated that determining whether or not unique conditions exist is completely ambiguous from what he understood from all the testimony given. In terms of whether or not it has been moved, the testimony weighs on both sides and it could go either way. Board Member Vance thought looking forward could be considered historic preservation in preserving historic structures. In his opinion, the context was the most unique condition in that it does not exist. He stated that the developer has development rights and no matter what they build, it would obscure the Rio Grande structure and it would no longer be the first thing people see. Board Member Vance believed that alone was a unique condition. He was pleased that they have enough respect for what Park City has been and what they came from to even consider it, but the question is how to apply that in the determination of unique. Board Member Vance suggested that the structure may have been moved while they were tearing out the tracks and then it was moved back. In his opinion, the absence of the original context is a unique condition that would warrant moving the building to a place on the site that would represent the intent of the building in the first place. He believed that was more important than location. Board Member Vance thought they should put a restriction on the unique condition to make the building significant and to retain its significance. That would be enough to grant a unique condition variance.

Board Member Kenworthy agreed with adding conditions, and one would be that it would not challenge the historic significance. He believed the goal of the HPB was historic preservation. Board Member Kenworthy stated that he would support approving the appeal with a condition that the developer would not challenge the significant status. He also thought they should add a condition requiring that the building be placed in a visually prominent position, and that it

connects to the homes that have been moved and redeveloped on the other side of the street, as well as other historic structures on the street. Board Member Kenworthy thought moving the structure to the corner was an ideal location. He could see unique conditions being met because of the visual connections that it would have.

Board Member Crosby commended and thanked the Staff and everyone who gave public input. She also thanked the appellant for doing a thorough due diligence on the Rio Grande building, and for his commitment to historic preservation. Board Member Crosby stated that in her mind this situation speaks to historic preservation. The building is a remnant of a large, significant site that represents the heartbeat of Park City's mining era. If it is relocated to the corner of 9th and Park Avenue, it would have a visibility and prominence to anyone driving, walking or biking into the HRC zone. She agreed with Ruth Meintsma regarding educating the public within the building with maps, photos, etc. Unless you go to the museum or see pictures around town, anyone new to town has no idea what was on the site. If the structure is left in its current location it may be visually impaired and overwhelmed by new construction. If the appellant is willing to restore the historic context of the building to showcase its original use as a passenger or loading station, and if there is a visual separation between the historic building and the newly constructed buildings, it would be another way for the building to stand out.

Board Member Crosby pointed out that the Rio Grande building does not have its original siding or roof and it sits on timbers rather than a cement foundation. She noted that the building would have to be moved during construction to perform the remedial cleanup. She respected the affidavits from local long-time residents who remember that the building was previously moved. She understood that at least four or five structures on the same block have either been demolished or destroyed and rebuilt in a new location. Board Member Crosby was in favor of upholding the appellants appeal and supported the fact that unique conditions exist to warrant relocation, reorientation and rehabilitation of the Rio Grande building.

Board Member Vance referred to the Sanborn map and stated that the unique condition no longer exists in terms of how the railroad came in. He noted that the building sits in the middle of the block because the railroad filled up the first half of the block. The building no longer fulfills its original axial relationship with the Rio Grande sign and the gable. With the absence of the railroad line and the possibility of development, Board Member Vance thought a more appropriate location would retain the intent and retain the axial terminus to a primary corridor. If development occurs, it would be better to have the structure retain its historical approach and relationship. Board Member Vance believed that relationship in terms of a unique condition could be justified and preserved.

Chair Pro Tem White commended the Board Members for their assessments and he echoed their comments. He agreed with Board Member Vance that the HPB could find a unique condition to justify relocating the building to a prominent position.

Board Member Melville pointed out that the project presented in the Staff report may not be the end product, regardless of whether or not the Rio Grande building is moved. Chair Pro Tem White agreed that the project would have to go through the design review process. Board Member Melville thought it was premature for the Board to be evaluating relocation without knowing the final project. She believed the Board would be better able to evaluate relocation once they see the design and how the new construction affects visibility and context of the historic building.

Assistant City Attorney McLean stated that the application is to move the structure to a particular location. The Board could consider that location and add a condition of approval requiring that the structure would be relocated to that particular spot or on the corner or somewhere specific.

Board Member Kenworthy favored adding a condition that would give the developer some options for orientation, but require the front portion of the building to be on the frontage of Park Avenue. He personally thought the corner may be the best location choice, but he was interested in seeing what the developer would propose.

Chair Pro Tem White pointed out that the HPB had the option to: 1) request additional information and continue to another meeting; 2) deny the appeal; 3) grant the appeal; 4) deny in part or grant in part with conditions.

Planner Grahn stated that Condition of Approval could be expanded to add that the structure must be relocated to a visually prominent location on 9th Street and Park Avenue, with frontage on Park Avenue. Board Member Kenworthy supported the language as read.

Mr. Murphy remarked that he would voluntarily add a condition stating that he would not submit any kind of application challenging the significance of the structure. Board Member Kenworthy thought that was an important condition to add.

Assistant City Attorney McLean summarized that if the Board were to grant the appeal it would be based on: 1) lack of historical context on the site; 2) because the proposed location is compatible with its historical prominence. She was unclear if there was consensus on whether it was moved in the past.

The Board members did not feel that prior movement was a relevant factor. Assistant City Attorney McLean stated that if the two reasons she summarized were accurate, those should be outlined in the motion.

MOTION: Board Member Vance moved to grant the appeal with conditions according to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Exhibit H, with the following amendments: Condition of Approval #2 stating that the structure must be relocated to a visually prominent location on 9th Street and Park Avenue with Frontage on Park Avenue.

Assistant City Attorney McLean suggested that Conclusion of Law #3 be revised to read, "The Historic Preservation Board finds unique conditions due to the lack of historical context on the site, and that the proposed location is compatible with its historical prominence.

Board Member Vance amended his motion to include the revision to Conclusion of Law #3 as stated by Assistant City Attorney McLean. Board Member Holmgren seconded the motion.

Board Member Melville requested that the Board revise Finding of Fact #19, Exhibit H to remove the second sentence. As written, the sentence reads, "Without relocation, new development on the site will visually obscure and consume the historic structure." Since that would not be allowed by the design guidelines they should not make that finding.

Planner Grahn asked if the Board wanted to add a condition of approving stating that the developing would not submit a DOS for removing the structure from the Historic Sites Inventory. Ms. McLean suggested that it be addressed in a finding of fact. Mr. Murphy thought Finding of Fact #2 could be revised to say that the applicant agrees not to dispute the historical significance.

Due to the number of changes Assistant City Attorney McLean re-stated the motion. The motion is to grant the appeal based on the Findings of Fact, Conclusions of Law and Conditions of Approval as outlined in Exhibit H with the following amendments: 1) Finding of Fact #19, the removal of the second sentence; 2) the addition of language to Condition of Approval #2 for the structure to be relocated to a visually prominent location at 9th Street and Park Avenue, with frontage on Park Avenue; 3) Finding of Fact #2, adding language stating that the applicant stipulates that he will not contest the historic significance of the site; 4) Amend Conclusion of Law #3 to read, The Historic Preservation Board finds that unique conditions exist due to lack of historical context on the site and the proposed location is compatible with its historic context.

MOTION: Board Member Vance made a motion to grant the appeal for the reasons stated by Assistant City Attorney McLean. Board Member Holmgren seconded the motion.

VOTE: The motion passed 6-1. Board Member Holmgren voted against the motion.

Findings of Fact – 820 Park Avenue

1. The property is located at 820 Park Avenue in the Historic Recreation Commercial (HRC) District. The site contains .33 acres. Currently, the Rio Grande Building is located on the southern half of the property, surrounded by paved parking.
2. The site is listed on the Park City Historic Sites Inventory as “Significant.” The applicant stipulates he will not contest the historic significance of the site.
3. The applicant submitted a Historic District Design Review (HDDR) application on June 19, 2013 for the proposed development of the 820 Park Avenue site, which included relocating the Rio Grande Building and building additional commercial/retail and residential units on the site.
4. On August 6, 2013, the Planning Department approved the first phase of the project, which included demolishing non-historic elements on the exterior of the existing structure in order to gain better access to the foundation of the historic building.
5. On July 17, 2013, the first public notice was posted on the property and letters were mailed to adjacent property owners for the initial fourteen (14) day staff review.
6. A second notice was sent out and posted on August 6, 2013.
7. The historic structure that remains today was once part of a much longer baggage depot and freight shed located along Park Avenue and part of the Silver King Mining Company Site.
8. The setting of the site today is substantially different than that depicted in Sanborn Fire Insurance maps dating from 1900 and 1907.
9. The structure currently stands alone in a large paved parking area surrounded by residential development and lacking its historic context.

10. The Rio Grande Western Railroad (later the Denver & Rio Grande Western) acquired the Utah Central Railway line through Park City in 1897. In July 1899, a Queen Anne-style depot was constructed and the existing portion of the baggage claim portion of this station was built in 1890.

11. In 1946, the Denver and Rio Grande Western abandoned the 24-mile stretch of its Park City Branch. Following this, the depot was demolished and only the northern portion of the freight shed remained.

12. The historic depot appeared to have a platform surrounding the structure on the south and west elevations in photographs from 1911. This platform was buried beneath the soil following the demolition of the passenger depot, likely to accommodate the heightening of Park Avenue's road surface.

13. Historic photographs depict the freight/baggage shed as approximately two (2) bays wide; it appears that only the north half of the structure and one (1) bay exists today at the 820 Park Avenue site.

14. In overlaying the Sanborn Fire Insurance Map of 1907 atop a current GIS aerial view of the property, it appears that the structure was not previously moved in the past to its current location.

15. A report by Emily P. Beeson, Park City Museum archivist, found that there was no historical evidence that the building had been moved or relocated. Her report referenced the 1900, 1907, 1929, and 1941 Sanborn Maps; the 1995 Reconnaissance Level Survey conducted by History Projects; articles from the Park Record dating from 1881 to 1970; the Park Record index from 1979 through 1985; the 2008 Historic Site Form compiled by Dina Blaes; the 2006 and 2010 Park City Property Inventories; as well as various photographs of the Rio Grande building and surrounding area from 1912 to 1997, and 2012.

16. Per LMC 15-11-13, the criteria for relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Significant Site include: (1) the proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or (2) The Planning Director and Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation on the existing Site; or the Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation to a different Site.

17. The Planning Director and Chief Building Official determined that no unique conditions existed to warrant the proposed relocation in a letter dated October 9, 2013.

18. The Historic Preservation Board finds that unique conditions exist that warrant the relocation of the structure. The historic context of the site as well as the southern two-thirds (2/3) of the original structure have been lost.

19. The relocation of the Rio Grande building to the corner of 9th Street and Park Avenue will allow it to be the visual focal point of the project. By allowing the relocation, the project will harmonize with adjoining commercial projects as well as permit the Rio Grande Building to enhance the neighborhood as a gateway to the commercial district.

20. Relocation will allow for the restoration of some of the historic context that originally existed. By relocating the structure next to a modern transportation element (the street) on a raised platform, the design is consistent to the building's original context.

21. The goals of historic preservation are best served by relocating the structure to the corner of 9th Street and Park Avenue. This will prevent the structure from being visually impaired and consumed by the new construction. By relocating the structure, the building will function as an important gateway into the downtown historic district. Moreover, the relocation will emphasize the historically significant structure by allowing it greater visibility to be appreciated by the public.

Conclusions of Law – 820 Park Avenue

1. The appeal was received within 10 calendar days after Staff's final decision.
2. The relocation will not abate demolition of the "Significant" structure at 820 Park Avenue.
3. The Historic Preservation Board finds that unique conditions exist that warrant the relocation of the structure.

Order:

1. The appeal is granted in whole and the Staff's determination is reversed.

Conditions of Approval – 820 Park Avenue

1. Staff will review the Historic District Design Review (HDDR) application for compliance with the Land Management Code and Design Guidelines.
2. The structure must be relocated to a visually prominent location at 9th Street and Park Avenue, with frontage on Park Avenue.

The meeting adjourned at 8:11 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

DRAFT

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF FEBRUARY 19, 2014

BOARD MEMBERS IN ATTENDANCE: John Kenworthy – Chair; Gary Bush, Marion Crosby, Puggy Holmgren, Hope Melville, Clayton Vance, David White

EX OFFICIO: Thomas Eddington, Anya Grahn, Ryan Wassum, Polly Samuels McLean

ROLL CALL

Chair Kenworthy called the meeting to order at 5:06 p.m. and noted that all Board Members were present.

ADOPTION OF MINUTES

December 4, 2013

Chair Kenworthy referred to page 3 of the minutes and noted that it incorrectly stated that John Kenworthy made the motion to nominate John Kenworthy as Board Chairman. He was not present for that meeting and had not nominated himself.

The Board members could not recall who had made the motion but they verified that the vote was unanimous to elect John Kenworthy as Chair.

MOTION: Board Member Melville moved to ADOPT the minutes of December 4, 2014. Board Member Crosby seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES

Planning Director Eddington announced that a General Plan Public Outreach meeting would be held on Tuesday, February 25th from 4:00-7:00 p.m. at the MARC. The specifics of the library remodel would not be addressed, but the general remodel would be addressed independent of the General Plan.

Board Member Melville noted that the historical plaque that was placed on the Zoom Building disappeared during the reconstruction for Sundance. She wanted to know where the sign went and when it would be placed back on the building.

Director Eddington was unaware that it had been removed and offered to find out.

Planner Grahn stated that the Utah Heritage Foundation was holding its annual state-wide preservation conference in Salt Lake City from Friday, May 9th through Saturday the 10th. Education sessions would be held on May 9th. The homes tour is on Saturday. Anyone interested in attending should contact the Planning Department and the Planning Department would pay their fee to attend.

CONTINUATION(S)

505 Woodside Avenue – Appeal of Historic Preservation Plan (Application PL-14-02241)

Chair Kenworthy continued the appeal of the 505 Woodside Avenue Historic Preservation Plan to March 5, 2014.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

1102 Norfolk Avenue – Determination of Significance (Application #PL-14-02249)

Planner Ryan Wassum reported that due to limited information on the Historic Sites Inventory, the Planning Director directed the Staff to conduct additional research to determine the historic significance of the structure at 1102 Norfolk Avenue. The HPB was being asked to review the criteria to determine if the structure should be designated as significant rather than its current landmark status. They were also being asked to re-determine the significance of the post 1929 north side addition.

Planner Wassum stated that 1102 Norfolk was identified as Landmark on the 2009 Historic Sites Inventory. Based on the notes written in the HIS, the structure was identified as a hall-parlor home. The home was expanded several times outside of the mature mining era. However, part of the rear addition most likely occurred during the historic period. Planner Wassum remarked that some of the historic integrity was lost due to multiple exterior additions.

Planner Wassum presented slides and outlined the history of the structure. He noted the differences in the 1889 Sanborn map versus the 1900 Sanborn maps. In 1889 the home was a hall-parlor with a full width porch. By 1900 significant changes had occurred. It was uncertain whether an entirely new structure was built or if the house was expanded with multiple additions. Planner Wassum compared the 1907 Sanborn Map to the 1929 Sanborn Map to show how the house was expanded again, and how the L-shape design was squared off. Going from the 1929 Sanborn map to the 1968 tax appraisal card, Planner Wassum reviewed the additions that have taken place over time.

Planner Wassum reviewed the analysis for a significant site. The structure is older than 50 years because it was built prior to 1900. It has retained most of its essential historical form looking north from 11th Street. The structure is still historically significant to the Mature Mining Era. Therefore, it complies with the Significant designation.

Planner Wassum remarked that the structure did not comply with all the criteria for the Landmark designation. The integrity of the structure has been compromised. The location remains the same but the design of the structure has been altered due to the number of out-of-period additions. Even though the addition along the north elevation is historic in its own right, it altered the historic form from a hall-parlor plan to a cross-wing. The addition of new roof forms over the existing historic roof forms have also altered the profile of the structure, making the structure ineligible for the National Register of Historic Places.

Planner Wassum reviewed the analysis of the north addition relative to the overall structure and the criteria for Significant status. The north addition was built between 1929 and 1938 making it over 50 years old. It complies with the criteria for integrity because adding in-line additions for additional living space was common in this era. The north addition to the historic structure contributes to the understanding of Park City's Mature Mining Era architecture. It was not uncommon for additions to be added that transformed hall-parlor plans into cross-wing plans.

Planner Wassum reviewed additional analysis of the north addition going back to previous findings. In 2007 the HPB determined that the rear and north addition were not historically significant. The 2007 Staff report outlines that the north addition was added between 1941 and 1968. However, new evidence, including the 1930's tax photo, suggests that the north addition was built between the 1929 Sanborn Map and the 1930's tax photo. Planner Wassum explained that the new evidence requires the former findings and analysis to be reconsidered.

The Staff requested that the HPB determine whether the structure is Landmark or Significant and whether or not the north addition is significant.

The Staff recommended that the HPB conduct a public hearing and find that the criteria has been met to change the designation of 1102 Norfolk Avenue and the 1930's north addition to "Significant" within the Park City Historic Sites Inventory, according to the findings of fact and conclusions of law outlined in the Staff report.

Board Member Melville referred to the analysis on page 16 of the Staff report referencing the 1930's north addition, and asked whether or not it was Landmark. Planner Wassum replied that he had forgotten to correct an error in the Staff report. It should say "does not comply" under the question of whether it retains

its historic integrity in terms of location. It did not comply because the historic form was altered from the hall and parlor to cross-wing. Planner Wassum stated that the Staff did the analysis for the overall structure and a separate analysis for the overall structure. The house could go from Landmark to Significant and the HPB was being asked to make that same determination for the north addition.

Director Eddington remarked that based on new analysis, without the additions the house would maintain its integrity and essential form and; therefore, maintain Landmark status. The additions were more indicative of what are considered Significant structures.

Board Member Melville asked if the additions could be removed to bring the structure back to Landmark status. Planner Grahn stated that it would depend on which addition. She believed it was possible to see the historic form of the house from the roofline. When the shed addition that was built out of period was added, a new roof was constructed over the top of the original form. It would be possible to take off the addition and restore the original form. Planner Grahn noted that Planner Wassum was specifically talking about the addition along the north side. In 2007 the Staff and the HPB determined that it was not historically significant. However, in looking at the 1938 tax photo, it was evident that the north addition was either built in period or right after the period of significance. The Staff found that per the design guidelines, it has gained historical significance in its own right.

Board Member Melville asked for the new evidence that Dina Blaes did not have when she did the Historic Sites Inventory and determined it was Landmark. Director Eddington stated that Ms. Blaes did not have the 1930's photo.

Planner Grahn clarified that in 2007 the HPB did not have the tax photograph when they determined that the north addition was not significant. Ms. Blaes was able to find the photograph in 2009 and it was included in the Historic Sites Inventory. Ms. Blaes then determined that the structure was Landmark.

Assistant City Attorney McLean clarified that since the HPB had determined in 2007 that the additions were not significant, Ms. Blaes would not have been able to change the status without HPB approval. Ms. McLean explained that the HPB can re-evaluate the side addition because there is new evidence that the Board did not have in 2007, as well as the change in the criteria in determining significance.

Board Member Melville wanted to know the impact of reducing the status to Significant rather than Landmark for this property. Planner Grahn stated that they try to be consistent with how they treat Significant versus Landmark properties. There is more room to maneuver with Significant status because much of the historic integrity has already been lost. A Landmark structure is typically very pristine and in good condition and it has retained most of its historic

fabric. The structure at 1102 Norfolk has lost a lot because of all the alterations. Director Eddington pointed out that if the structure was Landmark it would qualify for the National Register Designation. Given the additions, it would not qualify. He did not believe they were being true with the current Landmark status.

Board Member Melville understood that the City was doing an intensive level site survey. She asked if the Staff had spoken with the people who were doing the survey for the entire City. Planner Grahn stated that they did speak with them, but they had finished Main Street and were just beginning to work on the residential. The Staff reached out to see if they had found any new historic evidence or tax photos; but they had nothing new that was not already in the HSI.

Board Member Melville asked if the Staff had researched this building at the Park City Museum archives. Planner Grahn stated that they had reached out to Sarah Hill at the Library and she had the same information that was on the HSI form.

Casey Crawford, the applicant, stated that she and her husband bought the house around 2005 and has used it as rental property. They are Old Town business owners and they would like it to be their permanent home. They would like to make the home work for them as full-time residents and still preserve the historic value of the home. Ms. Crawford stated that they live in a home at 812 Norfolk which they also own, but that home is not historic. They have three small children and 1102 Norfolk is a larger property. They love Old Town and need to live there, but they also need a practical place to raise their children.

Board Member Holmgren disclosed that she works next door to Ms. Crawford's business and she sees her daily.

Chair Kenworthy stated that as he drove by the property he noticed that the north wall appeared to be the center of this issue and the question was whether or not it could be removed if they reduce the status to Significant. He asked if Ms. Crawford intended to expand the house to the north property line. Ms. Crawford stated that they did not intend to max out the property because they would like to have a yard. However, they would like the ability to rotate the home. She believed that facing Woodside attracts from the historic value of the home.

Chair Kenworthy asked if it would be easier for the applicant to accomplish rotating the house and maintain the frontage facing Norfolk if it was significant rather than Landmark. Planner Grahn replied that there is a little more flexibility with a Significant designation in terms of re-orientation or rotation on the lot. She pointed out that the Chief Building Official and the Planning Director would determine whether there were unique conditions that warrant the relocation or reorientation.

Board Member Crosby asked Ms. Crawford if the first step was to get the Significant determination and based on that outcome, they would submit a plan

for HDDR. Ms. Crawford answered yes. She was unaware of how much the home had been changed until the Staff visited the site for the survey. She noted that when former planner Katie Cattan climbed into the attic she found that the original roof was completely gone. Ms. Crawford stated that there is an old chimney with a bunch of old brick that runs between the north side and the original hall-parlor of the home that would need to be restored as well. It is where the fireplace actually ran in the home.

Board Member White asked if the ceilings in the existing house were flat or vaulted. Ms. Crawford replied that they were flat but sagging. Board Member White assumed the existing roof structure was wood trusses. If the original roof was gone he was pleased that they had kept the skeleton look on the outside. If they wanted to return the structure to the higher designation, it would be easy to take off the existing roof and return the roof structure to its original shape.

Board Member Vance identified two issues. The first was Landmark versus Significant, which was independent of who owns the property or what could be done with it. The second issue was who owns the property and what do they intend to do with it. Board Member Vance stated that he sees a Landmark structure when he looks at the 1930's photo. However, in its present form it was not Landmark. Mr. Vance stated that the 1930's photo has the original roofline, which is very important for retaining the character of a Landmark building. He commented on the porch and the exposed rafters and explained how that relationship was based on the architectural language of the historic home. He pointed out how the current additions deter from the historic integrity of the structure, particularly the front porch and entry. Board Member Vance stated that based on the changes from the 1930's photo to the present, he definitely felt the structure did not have Landmark status. He encouraged the owners to pay attention to the architectural details when they renovate the home and possibly make changes that would return the home to Landmark status. He hoped the new addition would be more sensitive to the historic home than the current additions.

Ms. Crawford stated that they were proud to own a historic home and they intended to keep the historic character.

Chair Kenworthy opened the public hearing.

Ruth Meintsma, 305 Woodside Avenue, stated that she walks by this house three or four times a week. She always notices the altered roofline because altering the roofline of a historic structure is not currently allowed. However, she believed that the way it was altered did not take away from its 1900s ambiance. Ms. Meintsma referred to page 16 of the Staff report regarding the north addition. She remarked that even though the addition did not contribute and possibly takes away from the Landmark site, she did not think it diminished the importance of the 1930's addition. Mr. Meintsma referred to page 9 of the Staff report and the

reference that the addition to the north elevation believed to be constructed circa 1930 was not historically significant. She asked if that language was correct because she understood that it would have to be historically significant based on the new evidence from 1930. Ms. Meintsma read from the Historic Guidelines regarding Landmark structures; "Must retain the historic integrity as defined by the National Parks Service." She believed the HPB was dealing with two issues; the Significant or Landmark status and whether or not the 1930s addition was important to save for the house. Ms. Meintsma focused her comments on whether or not the north addition should be saved. She noted that both the Parks Service and the Historic Guidelines speak to "historic integrity". She read from the definition of "integrity as defined by the National Parks Service, "The authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's historic period." Ms. Meintsma remarked that 1930 was the historic period because the Mature Mining Era was 1894-1930. She thought it was important to qualify the north addition as historically important and that it should be saved. Ms. Meintsma stated that it was still a viable property even though it was the Depression and the mineral prices had dropped families still lived in Park City, as evidenced by the timing of north addition. Ms. Meintsma noted that page 14 of the Staff reports reiterated the concept and importance of the addition.

Ms. Meintsma noted that the criteria for defining Park City Landmark structures was completely different from the National Historic Register in terms of level of determination. If a house qualifies for the National Register is it automatically designated Landmark. However, not having the National Register determination does not change Park City's determination from Landmark because the criteria is different. She provided an example to explain the difference. Ms. Meintsma had done her own research as well as contacting the SHPO office, and she believed that if the roofline was returned to the original roofline, it could possibly qualify again for the National Historic Register. It is very close to not only qualifying for the National Register, but also for being designated Landmark by Park City's criteria. The structure maintains its location and it retains its design, except for the change in the roofline, which could be restored. The setting is the same. The materials are the same, with the exception of the removal of the interior roof, as well as the workmanship, the feeling and the association. Those elements as defined by Park City qualify the structure for Landmark status. Ms. Meintsma agreed that the roofline could change it from a Landmark status to Significant status. However, in reading through the Park City criteria, she thought there was a fine line between Landmark and Significant. For various reasons she believed the home was very close to a Landmark structure. She reiterated that the 1930's addition should be saved because it has accomplished significance in its own right.

Board Member Vance noted that between the 1930s photos and the 2013 photo there was an addition to the addition. He wanted to know which addition Ms. Meintsma wanted to save. Board Member Bush noted that the new addition was

a closet that was clearly out of period. Ms. Meintsma clarified that she was referring to the addition that continues the roof line. Board Member Vance asked how Ms. Meintsma would deal with the situation of Landmark versus Significant for that particular element. He thought it was the most troubling aspect of trying to justify Landmark status. Ms. Meintsma was unsure whether it should retain Landmark status, but it is a fine line. She clarified that HPB needed to make that decision. In her opinion, the north addition that continues the historic roofline should be saved. She believed the change from Landmark to Significant was due to the altered roofline and loss of materials rather than the addition, and that the 1930s addition should be kept as part of the Significant structure.

Steve Swanson, the project architect, stated that he and Mr. and Mrs. Crawford had done extensive surveys and studies and came to the same conclusions about the underlying main structure and they agreed with the Staff findings. Mr. Swanson noted that Ms. Meintsma had commented on some of the finer points about designations and he recognized that it was not an easy job. He believed the overall survey would be exhaustive and thorough on all of the Park City historic properties, but because it is all new, it was too early to say what criteria would come to the forefront in terms of each property and creating a Significant or Landmark designation. Mr. Swanson stated that the owner was willing to work with whatever the HPB determines as the designated status. However, he asked that they keep in mind how much of the original fabric and detail has been lost. Mr. Swanson pointed out that a Significant determination would give the owners more flexibility than Landmark status to accommodate their needs. He looked forward to restoring and renovating the home.

Chair Kenworthy closed the public hearing.

Board Member Melville remarked this was a difficult issue. Referring to the north addition, she noted that the photos looking from the north show the old roofline before the additional roofline was placed and extended all the way to the north end of the house. Other than the roof, she asked if anything else had been added or altered to the north addition after the 1930s.

Board Member Bush noted that the original north addition changed the original hall-parlor design to a cross-wing. For that reason, he did not think the structure could be Landmark status.

Planner Wassum indicated the portion that they know was added between 1929 and the late 1930. It was the only information they had regarding the addition.

Board Member Melville asked if the historic period was older than 50 years or if it had an ending date. Mr. Bush stated that the period ended in 1930. Planner Grahn clarified that per the Design Guidelines, an addition which has acquired historical significance in its own right can remain significant. The question for the

Board was whether the north side addition has gained significance in its own right and whether it was worth saving.

Director Eddington noted that the mining decline occurred in the 1930s. The addition was clearly over 50 years old and it was added in the Mining Decline Era. He understood that it was difficult to make a determination on significance because there were no specific dates on record for the addition.

Board Member White referred to page 12 of the Staff report, Figure 7, the front of the north addition. He indicated a vertical piece that was probably trim and a small section moving to the left. In his opinion, he assumed that small piece was added to the addition into the porch. Board Member Melville clarified that her question was whether there was an addition to the north addition or whether there was another change to the house. Board Member White noted that the small piece was not shown on the late 1930s tax photo. Planner Wassum stated that the Staff knows it was added at some point but there is no evidence to determine exactly when it occurred. Board Member White stated that comparing the late 1930s tax file with the current 2013 photo it showed the difference. Planner Wassum agreed.

Board Member White thought the north addition is significant as shown on Figure 5. However, the existing roof was draped over the top and the historic roof structure was demolished. To the extent they could see the original roof form in Figure 7, he believed the structure could be no more than a Significant structure at this time.

Board Member Holmgren felt that a Significant determination for the property was being generous, and she found no historical significance for the north addition.

Board Member Crosby thought enough evidence had been presented through the Sanborn maps and the archive photos to support that the original building itself could be Landmark. However, she did not feel that the north addition represented Landmark status at all and that it should be Significant.

Board Member Bush remarked that the fact that they were discussing the house and the addition precludes it from being Landmark. The addition changes the type of house and it should be no greater than Significant. In terms of the addition itself, Mr. Bush thought it met the criteria for Significant. However, whether it enhances the building depends on what the applicant plans to do with it. If they intend to retain its original form then it would not be significant. Board Member Bush would prefer to see the home returned to its original historic hall and parlor form, as opposed to the current cross-wing design with the north addition. He would encourage the owners to return to the original house form and stay within one period. In his opinion, it is never a good idea to mix periods.

Board Member White asked if the owners had a proposal on what they would like to do with the house. Ms. Crawford replied that they had started preliminary sketches but there were no solid plans. She agreed with the comment by Board Member Bush about mixing eras. She also preferred the original historic form.

Board Member Vance believed the north addition as it presently exists was not historic. If the north addition is not considered significant, there was more potential for the historic house to return to Landmark status in the future. Board Member Vance thought the structure should be designated as Significant and that they should not attach significance to the north addition.

Board Member Kenworthy concurred. There would be greater opportunity for the applicant to try to return the home to its original form if they do not label the post 1930s addition as Significant. Board Member Kenworthy clarified that there was agreement among the Board that the property should never have been designated as Landmark, but it is Significant.

MOTION: Board Member Holmgren moved to change the designation on 1102 Norfolk from Landmark to Significant. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Board Member Holmgren moved to maintain the non-historic status for the north addition on the historic home at 1102 Norfolk Avenue. Board Member Vance seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 1102 Norfolk

1. 1102 Norfolk Avenue is within the Historic Residential (HR-1) zoning district.
2. There is an existing side gable hall-parlor structure at 1102 Norfolk Avenue. This structure is currently listed on the Park City Historic Sites Inventory (HSI) as a “Landmark” structure.
3. The existing structure has been in existence at 1102 Norfolk Avenue sometime before 1889 (exact date unknown). The structure appears in the 1889, 1900, 1907, and 1929 Sanborn Fire Insurance maps. Furthermore, the Historic Site Form contains tax cards of the structure from 1968.
4. The hall-and-parlor structure and first rear addition were both constructed within the Mature Mining Era (1894-1930) and are historic.

5. Though out of period, the side addition on the northern elevation added sometime between 1929 and the late 1930's does not detract from the historic significance of the structure.
6. The north elevation side addition was constructed between the end of the Mature Mining Era and the beginning of the Mining Decline.
7. Several additions and exterior modifications took place between the 1929 Sanborn map and the 1968 tax card. The extended rear addition on the west elevation detracts from the historic significance of the structure. The extended rear addition on the west elevation side was not constructed within the Mature Mining Era.
8. Most of the original exterior wood materials are remaining on the exterior of the historic structure.
9. The structure is a hall-in-parlor plan and typical of the Mature Mining Era.
10. The site meets the criteria as Significant on the City's Historic Sites Inventory.
11. The structure and the north addition is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
12. Though the structure has lost its historic integrity due to the out-of-period alterations to its historic form, the historic form is visible because the new roof structures were added atop the existing historic roof form, and the north addition was only an extension of the structural form to gain more living space.
13. The structure is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era (1894-1930).

Conclusions of Law – 1102 Norfolk

1. The existing structure located at 1102 Norfolk Avenue and the north addition meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A) (2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a

result of inadequate maintenance on the part of the Applicant or a previous Owner, or
(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
(iii) Moving it from its original location to a Dissimilar Location, or
(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

(c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:

- (i) An era of Historic importance to the community, or
- (ii) Lives of Persons who were of Historic importance to the community, or
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

The Board adjourned the regular meeting and moved into Work Session.

WORK SESSION (Discussion Items only. No action taken)

Annual Historic Preservation Award

Planner Grahn reported that the Historic Preservation Board had indicated that one of their Visioning goals was the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the Design Guidelines for Historic Districts and Historic Sites and the focus of the award may change from year to year. In 2011, the Historic Preservation Board recognized the exemplary adaptive reuse of the High West Distillery and the City commissioned artist Sid Ostergaard to create an oil painting depicting the structure. The Washington School House Hotel received the 2012 Historic Preservation Award, and the City commissioned an oil painting by Jan Perkins. Both of these paintings are showcased outside of the Engineering Department in City Hall.

Planner Grahn noted that in December the HPB requested that the Staff select an awards subcommittee to nominate properties for the award and select an artist. Board Members Crosby, White and Melville volunteered to sit on the selection committee. The committee met on January 14, 2014, to discuss potential recipients of the art award. The Committee chose 929 Park Avenue and 515 Main Street as potential properties. Planner Grahn reviewed the two projects as outlined on page 57 of the Staff report.

The Board discussed 929 Park Avenue. Board Member Crosby referred to the photo of the addition looking from the north. She asked if they were looking at the addition with the garage running the whole width of the lot. Board Member

White thought the addition appeared to run the entire width of the house. Planner Grahn believed that it had a step that juts in and out rather than an inline addition. However, she agreed that it went across most of the backyard.

Board Member Melville clarified that the committee liked the way 929 Park Avenue had been rehabilitated and believed it was worthy of the award. However, she and Board Member Crosby also suggested that they think about the Talisker Building on Main Street because of the wonderful work on that structure.

The Board discussed the Talisker Building at 515 Main Street. Planner Grahn reviewed a series of photos showing the evolution of the building beginning with the 1940 tax photo and photos from 2008 and 2009 to present day. She noted that the renovation was done under the previous Design Guidelines. When the Talisker Building was remodeled the Staff made a major effort to the awning that was on the original structure.

Board Member Melville thought the work that was done on 515 Main Street was exactly what they were trying to encourage on Main Street. They are always encouraging people to preserve the building and keep it looking old. She believed it was a good draw for Talisker to have a restaurant in an authentic old building.

Board Member Crosby recalled talking about giving an award for more than one category. Board Member Melville agreed. She noted that 515 Main Street was remodeled a few years ago, but it is a high profile structure. She also liked the structure at 929 Park Avenue because the owners had done a nice job rehabilitating the house and adding the addition but still kept it looking authentic.

Planner Grahn stated that her concern with a dual award is primarily the cost of commissioning two paintings per year. Another concern is that the house at 929 Park Avenue was done under the current Design Guidelines and the structure on Main Street was under the previous Design Guidelines. She pointed out that it was the HPB's award and they could do whatever they wanted.

Board Member Melville remarked that the High West Distillery was also done under the previous Guidelines, and she did not think that should be a determining factor. Board Member Melville thought both structures were wonderful examples of preservation in different ways. She personally felt the structure at 929 Park Avenue looked reconstructed and less old and authentic; and it was not as noticeable as the structure at 515 Main Street. Board Member Crosby thought the structure at 929 Main Street looks like it has always been there.

Chair Kenworthy understood Board Member Melville's comment about 929 Park Avenue not having the same feeling of authenticity.

Board Member Crosby asked if the artist could do two smaller paintings if they chose dual awards this year, and keep within the cost realm of one larger painting. Board Member Holmgren pointed out that it would not have to be a painting. It could be a sculpture or another form to depict the recipient. Board Member Holmgren thought another issue that was not considered for the home on Park Avenue was the greenery that was shown in the old photos that was missing in the new photos. She thought the lack of greenery made it look less historical. Planner Grahn stated that the owner had planted trees but they had not filled in around the structure. Board Member Holmgren understood that the trees would be more effective without the snow and when the trees have leaves. She believed that was one of the reasons why the structure looked newer and less historic.

Board Member Crosby asked if Board Member Holmgren thought some of the trees were left but they were not visible because of the time of year. Board Member Holmgren stated that the trees were Box Elders and she was sure they had been removed. Planner Grahn remarked that the trees were overgrown.

Board Member White asked if the original porch on the house was concrete. Planner Grahn thought it was difficult to tell from the photo.

Board Member Melville liked both projects and she would vote for a dual award this year. Board Member Crosby concurred.

Board Member Bush agreed with all the comments. He thought the Talisker structure at 515 Main Street was high profile and it should be recognized to create similar enthusiasm. He also thought the residential structure on Park Avenue was done very well and it was adaptive re-use by creating off-street parking. Off-street parking is a community need and it should be commended. Board Member Bush supported the idea of giving two awards.

Board Member White was comfortable with dual awards for this year.

Chair Kenworthy asked if they should commission two paintings or something different. Board Member Holmgren thought they should get ideas from the artists rather than commission a painting. There are so many types of artists besides those who paint and she suggested that they open it up with an RFP. Planner Grahn stated that she was already looking at an RFP to avoid negotiating problems that occurred last year.

The Board discussed places in the Marsac Building other than the designated location where the paintings could be displayed for better public viewing. Board Member White suggested that the Council Chambers would be a good room to display the artwork. Director Eddington noted that placing sculptures would be more challenging than paintings and they would have to discuss where to display those if that occurred.

Board Member Holmgren stated that people are surprised when she mentions that the award was given to High West Distillery or the Washington School Inn. She asked if they should consider placing a plaque on the outside of the recipient building. Board Member Melville agreed with the idea of raising the profile of the recipient structure. However, she thought the buildings already had several plaques for various reasons and she was unsure whether there was room for another plaque. Board Member Holmgren noted that residences have ribbons rather than plaques. She also suggested that the sites be recognized on the walking tour. Planner Grahn favored the idea of a plaque. Since they were already working on an app for the walking tour, she thought it would be beneficial to list the HPB award recipients. Marion Crosby agreed that the award recipients should be identified.

Chair Kenworthy summarized that there was consensus for a dual award and that Planner Grahn would send out an RFP for the artwork. Planner Grahn stated that the committee would interview the artists and move forward.

Rehabilitation of Historic Structures

Planner Grahn provide information on different methods of rehabilitation and restoration. She noted that typically when people built a historic home it was built to last multiple generations. Substantial building materials and craftsmanship ensured that these historic structures lasted a long time. However, Park City structures were built in a hurry and they were essentially wood tents. Planner Grahn stated that in her research of historic structures she found that single wall construction was also common in Texas, Tennessee and other places where there was a boom in industry. The structures are often referred to as box houses because they do not have foundations and the single wall construction leaves no room for insulation.

Planner Grahn outlined the problems and issues that arise when a house does not have a foundation. In terms of materials failure, the wood rots out and causes different connections to break apart.

Planner Grahn reviewed the definitions for the treatment of historic structures provided per the Secretary of the Interior's Standards. The first is Preservation. Planner Grahn remarked that the idea of preservation is to keep the building as it exists, regardless of whether it has a 1900 addition or a 1970 addition. The second is Restoration, which returns the structure to a specific period or date. The third is Rehabilitation, which is to renovate a building to add apartments or a restaurant. The last is Reconstruction, which includes panelization and depicting the historic building through completely new construction and reapplying materials salvaged from the original structure.

Planner Grahn stated that the trend in Park City in terms of how to reach the point of panelization is when a new foundation is added. One of the options is lifting the house in whole, structural bracing occurs, and then the new foundation is poured. Sometimes it comes down to panelization where the structure is taken apart and stored and the pieces are put back together. Planner Grahn commented on a few cases where there is no historic material left to save. At that point a complete reconstruction is appropriate.

Planner Grahn stated that in order to qualify for reconstruction, specific criteria outlined in the LMC must be met. She explained the process for reconstruction. A structural engineer has to verify that the structure cannot be lifted in whole and for what reason. The Chief Building Official also has to find that the structure is dangerous or hazardous. The Planning Director and the Chief Building Official have to find unique conditions for reconstruction. Reconstruction also has to abate demolition. Planner Grahn pointed out that even when a structure is demolished it is required to be reconstructed. She stated that the Staff, the applicant and others visit the site to identify what material can be salvaged. If it comes down to panelization they determine the process for taking the structure apart and how the materials are stored. A financial guarantee and a preservation plan is always required and recorded with Summit County. The intent is to make sure that the work agreed to is done. If not, the City keeps the financial guarantee. The preservation plan helps to identify how the structure would be rebuilt and the treatments. Planner Grahn clarified that the financial guarantee and preservation plan are required for all historic properties and not just reconstruction.

Planner Grahn stated that foundation is a consistent issue in the Design Guidelines review. Typically the City does not allow a historic structure to be raised or lowered more than two feet. When a new foundation is poured they try to make sure that it is re-graded so less of the concrete foundation is visible. Sometimes it can be concealed by planting shrubs and bushes.

Planner Grahn stated that the Guidelines also provide steps to follow for disassembly or reassembly. It is primarily about documenting the structure.

Board Member Crosby asked if it was stipulated as to how the structure pieces would be stored during the construction process. Planner Grahn replied that the "where" is not always determined. The how is alluded to in the Design Guidelines. It depends on the project but she thought it would be helpful to have a standard set of guidelines. Board Member Crosby also suggested a time-frame for inspection to make sure there has been compliance with the storage.

Planner Grahn explained the procedure for disassembly or reassembly of a Landmark or Significant site as outlined on page 76 of the Staff report.

Based on her research, Planner Grahn found six properties since the 2009 Design Guidelines were adopted where the structure was actually lifted in whole and a new basement was poured. Three properties had panelization. Two properties were approved for reconstruction.

Planner Grahn commented on the realities of preserving historic structures. She pointed out that it is not always about the easiest method. Often it is choosing the most practical method because of how the structures are constructed. Given that most of Old Town is single wall construction, she thought it would be an easy discussion. Planner Grahn asked the HPB to consider three issues for discussion: 1) What are the realities of preserving historic structures; 2) What is really being saved; 3) What can be done to limit panelization as a preservation choice; 4) Is panelization a threat to the Historic District. She noted that the purpose of this work session was to frame the Historic Preservation Board discussion on different treatment methods.

Board Member Melville remarked that the projects they see appear to be more with reconstruction. She used the project at 109 Woodside as an example where the newly constructed garage did not match the house. She thought it was shameful when a reconstruction results in a brand new building that does not look historic. It is a waste of time and it does not enhance the Historic District.

Board Member Melville stated that when they start to do reconstruction or panelization, the Landmark status can be lost. If they allow one or two every year on Main Street, soon there would be none. She questioned whether that was good for the City. Board Member Melville was bothered by the rules that allow it and she suggested that the requirements needed to be strengthened. She could easily find a structural engineer who would say that the structure could not be lifted in whole, and she questioned whether the City should have its own structural engineer involved in that determination in order to protect the historic buildings.

Chair Kenworthy asked Board Member Bush for his opinion based on his experience in the business.

Board Member Bush thought Board Member Melville had raised a number of good points. He stated that collectively, whether it is City money or the applicant's money, the resources should be spent effectively. Board Member Bush believed that when certain things are forced on the homeowner, it creates an unfair burden and they do not always end up with what they wanted. He has always been in favor of the City doing some of the work and creating the preservation plan, finding the structural engineer and the team, or buying something to preserve it how they want. Board Member Bush did not believe that imposing the City's will on the homeowner was the right approach. He thought they needed to think about what they want, where they want to be, and the best way to get there.

Planner Grahn stated that the City has the grant program to help offset costs. Chair Kenworthy noted that the HPB had awarded a grant for the garage at 109 Woodside. He recalled that it was a lot line issue and the HPB did not have a choice but to do reconstruction. Board Member White recalled that the existing garage was falling down and all the materials were rotted. However, he thought the reconstruction should have been monitored much closer for a better result.

Board Member Melville understood that some of the reconstructions are under the current building codes versus the old codes, which changes the building to the point where it can never look historic or truly reconstructed. She thought that should be considered when they authorize reconstruction.

Board Member White stated that all the current preservation processes were useful. However, the HPB needed to be more efficient in trying to figure out the appropriate time and place to do each one.

Board Member Bush thought it was the execution of individual projects. A bigger vision is the infill that was lost to new construction, and how to achieve that compatibility. He stated that as a community they love their historic fabric and the Historic District, but they are not taking ownership. Instead, they create guidelines and impose them on the property owners. Board Member Bush stated that lifting a structure in whole is an expensive and dangerous process. He personally felt that panelizing the facades and storing them in a protective environment was a better process than lifting the house in terms of protecting the fabric. Board Member Bush commented on the importance of having the discussion, but it was elaborate and involved and would require more time than what they had this evening. Board Member Bush explained the difficulty in preserving structures with Landmark status. He clarified that he was trying to give life to the Historic District and these buildings. If they suffocate them, no one will want them. If they could find a reasonable equation to give people the ability to have a building that is functional in today's culture and still maintain the historic fabric, location and scale, they would be on a sustainable pace.

Board Member Crosby appreciated Board Member Bush's comments. She agreed that the term "Landmark status" is loosely used and easily attached to a property. Board Member Crosby was interested in all the comments because it helps her better understand. She felt an important aspect of being on the HPB was to educate each other and not take the determinations lightly. Park City is fortunate that people want to restore these historic homes and they should not make it so stringent that it becomes impractical.

Chair Kenworthy remarked that panelization is a good option but it negatively affects them for the National Registry. Planner Grahn thought it would be interesting to see the final findings of the Intensive Level Survey. She stated that even though the 2009 Design Guidelines are stringent they have brought back a

lot of the historic forms and features of the homes, particularly on the streetscape.

Board Member White suggested that it might be time to revisit the 2009 Design Guidelines. Board Member Melville pointed out that the HPB also has the purview to suggest changes to the LMC. Planner Grahn stated that once they finalize the General Plan they can start looking at the LMC and the Design Guidelines. However, before they get into the Design Guidelines she felt it was important as a group to identify the issues being encountered in the field or from an architectural standpoint, or something that was overlooked in the current Design Guidelines

Board Member Kenworthy asked what the Staff would recommend. Director Eddington replied that the preference is to keep the real panels and for the structure to look and feel historic. The concern is authenticity of the actual finished product. He agreed that the garage that was previously mentioned has the same shape but it does not feel and look authentic. Director Eddington thought the question was whether they wanted a more draconian LMC change saying that Landmark structures could only be panelized and not reconstructed. An appeal to that requirement would have to come before the HPB.

Director Eddington agreed that the City needed the ability to do the structural report, because when someone is paid they tend to provide the desired report rather than the reality. He suggested the possibility of increasing the fee for reconstruction to cover the cost of a structural report. Board Member White suggested the idea of having two opinions. Director Eddington remarked that the owner could obtain a professional report and the City could do one as well.

Board Members Melville and Crosby commented on the importance of oversight during the process to make sure the work was being done the way it was agreed to. Planner Grahn believed the Planners were conscientious about frequent visits to the site, particularly for historic structures. However, even if they visit the site three or four times during the project, it is impossible to catch everything. Board Member Melville wanted to know if they had any recourse if the completed project did not look right. Director Eddington replied that the City would still have the financial guarantee.

Board Member White reiterated that all three processes were useful, but it is important to make sure they assign the right process to a project. Whether to use panelization, reconstruction, or lifting in whole should be determined on a case by case basis. It is not a one-process fits all. Board Member Bush concurred.

Regarding the financial issues, Planner Grahn stated that when owners come in for a design review the Staff informs them of the different financial programs available, particularly if the site is Landmark. The Staff pushes the grant program

as much as possible, as well as the state tax credit and the federal tax credit. The problem is that most people are not interested. Board Member Crosby thought people might be concerned about the process of going through a financial program. Board Member Holmgren agreed, noting that it was an intimidating process.

Board Member Melville thought there should be an additional level of review for Landmark structures or projects that would greatly impact the Historic District.

Board Member Vance understood from all the comments that the desired end result is to have a building that looks historic. He supported reviewing structures on a case by case basis to determine the best method of preservation to achieve the end result. Board Member Melville noted that the Code and the Design Guidelines needed to be updated to reflect that intent before it could be achieved.

Chair Kenworthy felt the problem was that Park City structures were not meant for generations. They were constructed on the premise of get in, get rich and get out.

Planner Grahn thought the Board needed a better understanding of National Register eligibility and how it works. She suggested that they invite a guest speaker to talk with the Board. Director Eddington stated that they may not always attain National Register standards for individual buildings, but he felt it was pointless to do historic preservation without at least striving for National Register possibility on individual structures. Otherwise, the measurement has no value.

Board Member Melville pointed out that there will be no more historic buildings and when they let one go it is gone for good. She understood the cost burden to owners, but it was better to keep the restrictions in place because eventually someone else would purchase the structure and that person may be willing to spend the money to preserve it. Board Member Crosby was concerned about the structure deteriorating while it waits for a new owner who might preserve it.

Annual Legal Training on Public Meetings Act

Due to time constraints, the legal Training on Public Meetings Act was tabled to a future meeting.

The meeting adjourned at 7:45 p.m.

Approved by _____
John Kenworthy, Chair
Historic Preservation Board

DRAFT

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 5, 2014

BOARD MEMBERS IN ATTENDANCE: John Kenworthy, Gary Bush, Puggy Holmgren, Hope Melville, Clayton Vance, David White

EX OFFICIO: Tom Eddington, Kirsten Whetstone, Polly Samuels McLean, Makena Hawley

ROLL CALL

Chair Kenworthy called the meeting to order at 5:15 p.m. and noted that all Board Members were present except Marion Crosby who was excused.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Board Member White disclosed that he was the architect for the project at 505 Woodside Avenue. Due to his association, he would be recusing himself from hearing the appeal this evening.

Board Member Kenworthy disclosed that he owns a home on Woodside Avenue.

Board Member Bush disclosed that he has worked with the applicant, Jerry Fiat, in the past, but he has no current dealings with Mr. Fiat.

Board Member Kenworthy stated that he was honored to have been selected as Chairman of the Historic Preservation Board.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

505 Woodside Avenue – Appeal of Historic Preservation Plan for an approved Historic District Design Review (Application PL-14-02241)

David White recused himself and the left the meeting.

Chair Member Kenworthy stated that this was a quasi-judicial hearing, and the HPB was being asked to make a determination on whether the Planning Department erred in approving the Preservation Plan for the April 3, 2013 approved 505 Woodside Historic District Design Review (HDDR). He looked forward to a civil discussion on all the issues; and he would not tolerate personal attacks from the applicant, the appellant or the public.

The appellant, Lawrence Meadows, stated the he owned the adjacent property at 515 Woodside Avenue that would be adversely affected by 505 Woodside. Mr. Meadows noted that he came before the Historic Preservation Board last year when the project was approved. He was back before the HPB because he believed the Preservation Plan approved through the HDDR Review was incomplete.

Mr. Meadows believed the project violated the Utah Land Use Development Management Act. Mr. Meadows stated that he was forced to file two appeals. The HPB approved application PL-11-0159 and denied his appeal with the exception of the Preservation Plan, which they elected to defer. When, through no fault of his own, he had to file a second appeal on the Preservation Plan he was forced to pay another \$500 fee. When he requested a refund it was denied. Mr. Meadows stated that the notice of a filed application came out showing the one application number and that David White was the architect and the applicant. When the application was changed a month later it was approved as PL-14-02241, and Jerry Fiat was the applicant. Mr. Meadows did not believe the rules were being followed by the applicant or the City in this case.

Mr. Meadows presented an exhibit showing the number of times the application number and the applicant was changed for 505 Woodside.

Mr. Meadow stated that the second and most fundamental problem is that the entire preservation plan was incomplete. It does not comply with LMC 15-11-12. He believed the rules should be followed and that a complete application should be required.

Mr. Meadows outlined the policy for submitting a complete Preservation Plan, the HDDR Design Review and the pre-application requirements. Regarding the policy of whether the approved application affects the historic site or structure, Mr. Meadows noted that the Planning Director and Building Official must approve the plan. It must have a financial guarantee, terms of the guarantee and the amount of guarantee. He had searched the file and found nothing related to a guarantee. Mr. Meadows stated that the applicant submitted a trust deed dated January 21st, 2014, which was 11 days after the approval.

Mr. Meadows commented on the pre-application conference mentioned in 15-11-12-(A), which states that the City will meet with the applicant to outline the application requirements, who is responsible, and to understand the requirements of the application. The instructions on the bottom of the Historic Preservation Plan form requires that all sections must be completed and accompany the Historic District Design Review application. In the case of 505 Woodside, the Historic Design Review Application was not complete because the responsibility section was left blank, and the form was never completed, submitted or signed. Therefore, without certification that everything the applicant

submitted for his Preservation Plan was true and correct, the application was incomplete. Mr. Meadows stated that the Preservation Plan also lacked required details and description. It makes no mention of anyone on the project team, a financial guarantee, or the responsible person.

Mr. Meadows presented a portion of the HDDR application for 505 Woodside that certifies the responsible party and contact person for any matter related to the application. Mr. Meadows noted that the HDDR document was not signed by either David White or Jerry Fiat and no one has taken responsibility for the application. However, the Preservation Plan was approved under the name of David White. He found that to be questionable.

Mr. Meadows noted that a physical conditions report is another important form required to be submitted. Mr. Meadows stated that based on the opinion of the State Ombudsman, the application cannot be vested until all the applications are submitted and the application fees are paid. The application for 505 Woodside is not complete and did not comply with the land use ordinance and State statute. Mr. Meadows questioned whether the applicable fees were paid. Per the Ombudsman's opinion, the application did not conform and therefore the application did not vest.

As an unrelated matter, Mr. Meadows presented a picture of the site plan and pointed out a 20-foot pine tree. He stated that the tree is important to his property because it is in a protective view shed easement. He had requested that the tree be preserved. According to the findings and conditions of the approval of last April, the applicant was to provide an updated survey with all the significant vegetation. He noted that when the applicant provided the updated survey, the tree was left off the survey. Mr. Meadows reiterated his request to make sure the pine tree was preserved.

Mr. Meadows remarked that the root cellar is historic, but it was considered non-contributory and therefore allowed to be demolished. He believed that was inconsistent with a chicken coop at 543 Woodside where the owner was forced to restore the coop because it was historic.

Based on the evidence presented this evening and the opinion of the Ombudsman, Mr. Meadows stated that the HDDR approval should not be vested. He asked that the HPB reconsider the decision as allowed under LMC 15-1-18 regarding an incomplete application and the facts of the appeal process. If the decision is not overturned, he would have no choice but to seek justice from the Third District Court. Mr. Meadows thanked the Board for their time and consideration.

Board Member Holmgren wanted to know who was responsible for checking the forms to make sure they were completed accurately. Planner Whetstone stated

that when the Planning Department received the appeal, it was specific to the Preservation Plan and based on conditions of approval of an appeal of the Design Review. The HDDR was approved by the Staff and appealed by the same appellant, Lawrence Meadows. The HPB heard that appeal on April 3rd, 2013. At that time the HPB heard all about an incomplete application and HDDR because the forms were not signed. Planner Whetstone clarified that the forms in the file were complete and the documents have been signed. However, the preservation plan that was submitted was not approved with the HDDR. That plan called for panelization. Since it was during the winter the applicant was not able to provide the documentation required for the Planning Director and the Chief Building Official to make a determination on whether panelization was appropriate. In order to move forward with the working drawings, the HDDR was approved with a condition that the applicant do an exploratory underneath to determine if the structure could be panelized and whether there were unique circumstances that would allow the Planning Director and Chief Building Official to approve panelization. Planner Whetstone reported that the HDDR was approved on the condition that the applicant would come back with the required information.

Planner Whetstone noted that when the HPB denied the appeal, they made a condition of approval stating that when the applicants submits the revised Preservation Plan to the Staff for approval it could be appealed. Planner Whetstone clarified that an appeal of the Preservation Plan was specifically allowed as an element of the HDDR.

Planner Whetstone reported that when the revised Preservation Plan was submitted, the applicant decided not panelize the structure and instead decided to lift the structure intact, work on the basement and the foundation, and put the house back. That plan was approved by the Planning and Building Departments on January 10, 2014.

Planner Whetstone pointed out that the appellant did not take the HPB denial of the appeal forward to the District Court. The Staff believed the HPB should be ruling only on the Preservation Plan as a de novo review. Planner Whetstone reiterated that the issues with the application that were raised by the appellant were not carried forward when the appeal was denied.

Planner Whetstone commented on the discrepancies with the project numbers. She explained that the project number when the Preservation Plan was resubmitted to Staff was 11-01409. That project number was the HDDR and it was missing a preservation plan. When the Preservation Plan was submitted and approved the Staff used 11-01409 in the mailed notices and it was written on the property sign. When the Plan was appealed, it was assigned a new project number and a new file because they were two different appeals. The second number was 14-02241. When notices were mailed saying that an appeal had

been received on the Preservation Plan, the 14-02241 number was listed on the letter.

Planner Whetstone stated that they were still working on how to refund fees because the Staff believed it was all under the same HDDR. When the appellant came in with this appeal the Staff did not want the appeal application to be considered incomplete and Mr. Meadows was asked to pay the fee. The City intended to refund the fee.

Board Member Melville asked if that explanation was conveyed to the appellant. Planner Whetstone replied that it was conveyed to him today.

Chair Kenworthy understood that in keeping the discussion focused on the Preservation Plan, the HPB had four options: 1) they could request additional information and continue the appeal to another meeting; 2) they could deny the appeal and uphold the Staff recommendation; 3) grant the appeal and direct Staff to prepare findings within 15 working days; 4) deny in part and grant in part. Chair Kenworthy reiterated that the focus was strictly on the Preservation Plan. All other issues were outside of their purview this evening. Chair Kenworthy remarked that he and some of the Boards members were on the Board during the previous appeal hearing, but other Board members were not. However, all the Board members were looking at the Preservation Plan for the first time.

Mr. Meadows noted that Jerry Fiat had signed the Preservation Plan and the HDDR application today. However, Mr. White should have signed the original application on the day it was submitted because he was the original applicant. Mr. Meadows stated that he had received an email from the Planning Department with suggestions from Mr. Fiat on what he thought the Findings of Fact and Conclusions of Law should be in the Staff report. He assumed it had been written by Mr. Fiat's attorney and he was highly offended that an outside attorney would influence a City report.

Planner Whetstone clarified that the Planning Department did not receive the recommended Findings from the applicant's attorney until after the Staff report was published. The applicant made recommendations on the Findings and Conclusions that the Staff had already written and they intended to present those to the HPB this evening. She had provided a copy to the Board Members as a courtesy.

Chair Kenworthy called for comments from the applicant.

Brad Cahoon, legal counsel representing the applicant, addressed the issues raised by Mr. Meadows. He also reiterated what the Staff had explained as the sequence of events leading up to this point. Mr. Cahoon stated that it has always been one application on one property with the same owner. Over time different

representatives have acted on behalf of Jerry Fiat as Woodside Development, LLC. Dave White is the architect. Mr. Cahoon had no explanation for why the file looked like it did or how it was numbered because that is handled internally by the City. However, he emphasized that it has always been one application proceeding through the process. Mr. Cahoon reiterated that the Planning Department had already determined that the application was complete, and that determination was appealed by Mr. Meadows along with a variety of other issues. Mr. Cahoon pointed out that Mr. Meadows continued to raise many issues after he had filed his appeal and the City still considered those issues. Mr. Cahoon remarked that all of the issues raised were rejected by the HPB and the appeal was denied. Part of the decision to deny was the understanding that the Historic Preservation Plan would be considered at a later point. A conclusion of law specifically states that a final decision on the Preservation Plan could then be appealed.

Chair Kenworthy reminded Mr. Cahoon that the HPB was aware that the Preservation Plan was their sole focus. He preferred that Mr. Cahoon not address the other issues and he asked him to keep his comments related to the issues Mr. Meadows had raised regarding the Preservation Plan.

Mr. Cahoon wanted to make the point that everything Mr. Meadows discussed were issues about whether the application was complete. He noted that Mr. Meadows filed his paragraph identifying the issues for his appeal. The counter requires a comprehensive statement of reasons, as well as specific provisions of the LMC sections that were violated. Mr. Meadows did not provide either of those in his appeal application. Mr. Cahoon thought the appeal should be denied because it did not comply with the requirements of the Code. Mr. Meadows was asserting that the applicant's application was not in compliance with the Code, but his appeal was not in compliance either. Mr. Cahoon stated that Mr. Meadows raises in his appeal the issue of whether the root cellar should be included in the historic structure. He noted that the HPB already considered that issue and rejected his argument.

Chair Kenworthy told Mr. Cahoon that the Board would not be discussing that issue this evening. Mr. Cahoon understood, but wanted it clear that Mr. Meadows previously raised it as an issue and he raised it again this evening. He felt it was important to point out that Mr. Meadows did not appeal the denial of that issue by appealing to District Court; and because he did not, he was barred from discussing that issue. The same is true for his issues regarding a complete application. Mr. Cahoon stated that if Mr. Meadows was contending that he could open up and broaden his appeal now beyond the Preservation Plan issue, he was also barred from doing that as well because he had his chance to appeal the way the Board approached their decision in April. Mr. Cahoon stated that he was only emphasizing the point made by Chair Kenworthy that the HPB should

only focus on the Historic Preservation Plan and whether it was properly approved by the Planning Department.

Mr. Cahoon stated that per the LMC, Mr. Meadows carries the burden of proof of proving that the Planning Department erred in approving the Preservation Plan. He believed that the record demonstrates that he does not carry his burden of proof. On that basis, Mr. Cahoon thought the appeal should be denied. Mr. Cahoon stated that in the record the Preservation Plan shows how the house would be lifted intact and replaced to preserve the historic structure. The applicant has demonstrated that it can be accomplished in a proper manner. The historic portions would be braces, insulated and restored and there would be no demolition, disassembly or reassembly. The Staff states that the plan is consistent with the universal and specific guidelines of the Design Guidelines and that has not been disputed by Mr. Meadows. Mr. Cahoon stated that the plan details existing conditions shows nothing of restoration. It describes the design and construction of the historic house. A proposed finding of fact related to all the specific of the plan also includes the method of stabilization.

Mr. Cahoon addressed the specific issues raised by Mr. Meadows. He noted that a physical conditions report was in the file that was submitted as part of a complete application. A financial guarantee is in place for approximately \$214,000. Mr. Cahoon stated that his client signed every form he was asked to sign. He could not explain why the form was not in the record as Mr. Meadows contends, but it is in the record now. Mr. Cahoon did not believe it was material. It was a ministerial document and all of the items have been satisfied as confirmed by the Planning Department's decision. He felt there was no reason to give any credence to Mr. Meadow's arguments on that point. To the extent it was lost, there was a replacement form in the file and all the elements of the approval were satisfied.

Regarding the project team, Mr. Cahoon stated that David White is a well-respected architect and a member of the HPB. John Whitely has 30 years of experience in Old Town and most people are familiar with his work. Gary Boswell and David Gardner with Gardner and Boswell Construction are the general contractors who have extensive experience in Park City. Bob Wells is also part of the lift team. Mr. Cahoon commented on other experts who were part of the team. He noted that the entire project team met with the Staff on site to review the plans and provide their expert opinions on how the plan would be implemented. This was all done to satisfy the requirements of the Preservation Plan.

Mr. Cahoon stated that the form that Mr. Meadows was contending was missing from the file is in the file now and it specifically states that this form is to be submitted at the pre-application conference, but only Section One is to be completed at that point in the process. He pointed out that Section One only

asks the applicant to provide a project description, followed by the pre-application conference. The next stage is the Historic District Design Review. At that stage the form states that all section of the form shall be completed, which is Sections Two through Seven. Mr. Cahoon thought this was important because a determination was already made that the application was complete. Therefore, if there was a defect in the application, Mr. Meadows should have raised it long before now. He reiterated that Mr. Meadows had challenged the completeness of the application and his challenge was denied. Again, he failed to appeal the decision to the District Court. Mr. Cahoon believed that there was no reason to revisit the compliance issue because a determination had already been made after the HDDR approval.

Board Member Melville wanted to know what was supposed to be in a Preservation Plan. Planner Whetstone replied that the LMC does not identify specific items. However, the items identified on the form include a narrative, photos of existing conditions, an existing conditions site plan and survey, a demolition plan for any non-historic or non-contributory additions, a landscape plan, floor plans indicating historic construction, the relationship with new construction, elevations of new and proposed showing how the material of the historic would be preserved. Planner Whetstone stated that the main item is a dimension documentation of the historic portions of the house with a narrative of how those would be preserved.

Board Member Melville understood that the Preservation Plan was Exhibit B in the Staff report. She asked Planner Whetstone to walk through the Preservation Plan in terms of some of the proposed Findings of Fact. Board Member Melville read from Finding #26, "The approved preservation plan identifies the method by which the historic portion will be lifted intact to allow construction of the basement and foundation and how the historic portions will be braced, insulated, and restored. The plan does not include disassemble or reassembly of the historic structure." She asked where that Finding was discussed in the Preservation Plan.

Planner Whetstone recalled that the Staff had asked the applicant to explain what they talked about when the Building Inspector reviewed the plans for the building permit. They went over that in detail because of past issues with other houses that did not have that detail. Planner Whetstone noted that an email from Richard Carlisle describes the detail.

Board Member Melville wanted to know where that could be found in the Preservation Plan. Planner Whetstone stated that it was in the building permit and not in the Preservation Plan. After the approval the plans were submitted and the Chief Building Office and Richard Carlisle, the Plans Examiner, met with the architect and the contractor to talk about what could be done to ensure that the house is protected.

Board Member Melville stated that Finding of Fact #26 was incorrect if the detail was not contained in the Preservation Plan. Planner Whetstone explained that the Preservation Plan talks about bracing the structure, etc., but it does not have the specific details. Board Member Melville clarified that she was trying to find a fact for supporting the Finding. She had the same question on proposed Finding #34, "The approved preservation plan describes in detail the existing conditions (site features, topography, landscaping, retaining walls, exterior steps, fences, roof, exterior walls, foundation, porch, and utilities), methods of restoration, and describes design and construction issues associated with the historic house." She also had questions regarding the photos referred to in Finding #35. Board Member Melville was having a difficult time tying the current proposed Findings to the plan and asked for clarification.

Planner Whetstone reviewed the documents contained in the Preservation Plan. Page 15 showed the photos detailing the historic portions of the house, what would be removed, what would stay, and the references to the different sheets. For example, Sheet A-4 on page 21 described the details related to the siding. Planner Whetstone clarified that the building would not be pulled apart and nothing would be removed. The proposal is to lift the house intact and put it back down.

Board Member Melville thought the plan sounded good and she believed it was a great improvement, but she was trying to find where it was specified in the plan so she could support the Findings. Planner Whetstone further reviewed portions of the Preservation Plan to address Board Member Melville's questions.

Board Member Melville indicated the number of times "as necessary" was used and she asked who makes the determination as to when it is necessary. Director Eddington replied that typically a building inspector visits the site and follows up with the Planner to determine whether an element needs to be replaced. Board Member Melville asked if the Preservation Plan is clear that the applicant is not the one making the decision. Planner Whetstone stated that the protocol is for the applicant to contact the Planner and/or the Building Inspector.

Planner Whetstone acknowledged that the Staff should have more details in the Preservation Plans. However, this Preservation Plan was by far the most detailed of any other plans.

Mr. Fiat stated that they a few years ago they obtained a permit and replaced all the windows with wood windows. All the siding is the original siding. He noted that nearly 100% of the historic house and the windows were being lifted. There would be no patching or removal. The only place where patching may be necessary is where the non-historic portion of the porch is coming off. The other portions that are not historic will be built new. Mr. Fiat pointed out that none of

the historic portion was being demolished. It has been maintained and they will continue to maintain it.

Chair Kenworthy clarified that all of the historic sections are being lifted, and that none of it was being panelized. Mr. Fiat replied that this was correct. Mr. Fiat explained that he had not pursued panelization because Mr. Meadows objected to it. For that reason they decided to lift the building.

Board Member Bush noted that item #4 in the Encumbrance Agreement talks about an inspection of the historic home and holding the applicant accountable. Planner Whetstone clarified that the Preservation Plan is not finalized until the Planning Department has the opportunity see the final building plans required for issuance of a building permit.

Board Member Melville remarked that everything appeared to be good. The Preservation Plan was good and the project was better than before, but what they had before them was difficult to read and difficult to provide support for the Findings.

Mr. Cahoon had spoken with the architect and he was prepared to respond to the questions regarding the findings and how they tie into the Preservation Plan. Board Member Melville stated that her questions related to Findings 26, 34 and 35.

Mr. Cahoon commented on Finding #26. He referred to the second to the last sentence of the first paragraph of the Preservation Plan which read, "The existing house will then be raised intact in order to facilitate construction of the basement garage portion of the project. The raising of the existing house will be minimal as it already sits approximately 15 feet above the curb." Mr. Cahoon noted that an email from Mr. Carlisle, the building inspector, explains that after building permit issuance the construction moving company would submit a plan prior to bracing the building. It also points out that these are professional experts who know the best way to lift the house. Mr. Cahoon pointed out that additional plans would be submitted showing the specifics of how the structure would be lifted intact to allow construction of the basement and foundation.

Board Member Melville thought it would be more accurate to say that the approved preservation plan identifies that "the historic portion will be lifted" rather than to say "the method by which it would be lifted", because the method would come later, based on Mr. Carlisle's email. Mr. Cahoon agreed that it was more accurate. Board Member Melville remarked that the Preservation Plan did not indicate how the historic portions would be braced, insulated or restored, and that detail would also come later. She stated that Finding #26 would have to be revised to accurately reflect what was in the Preservation Plan.

Mr. Cahoon referred to Finding #34 and noted that the first paragraph of the Finding states, "An approved Preservation Plan describes in detail the existing conditions...". He stated that an existing conditions report was submitted with the original application materials, along with the proposed Preservation Plan. Mr. Cahoon explained that they were dealing with an amended Preservation Plan; however, the existing conditions report still details all the items and identifies design and construction issues.

Board Member Melville understood that the conditions report would show the existing conditions that were not included in the Preservation Plan. It was part of the file but it was not in the Preservation Plan. Planner Whetstone replied that the physical conditions report and the preservation plan that proposed panelization were in the file and all that information was presented during the appeal. Board Member Melville clarified that the Preservation Plan shown as Exhibit B in the Staff report did not include the existing conditions report. Planner Whetstone replied that it was described in the narrative.

Director Eddington stated that the physical conditions report was a separate, more detailed document. However, the existing conditions on page 16 of the Staff report included the survey of the site. The survey notes elements such as the topography, retaining walls, existing structures, utilities, vegetation, etc. Board Member Melville wanted to know how Finding #34 could be stated more accurately. Director Eddington stated that the existing conditions were shown on the site survey shown on page 16. He noted that page 20 shows the roof forms and subsequent pages showed the elevations of the roof forms. Planner Whetstone noted that page 23 provided the details of the historic panels.

Planner Whetstone offered to make any revisions to the Findings if requested by the Board.

Chair Kenworthy opened the public hearing.

Ruth Meintsma stated that Bob Wells is the contractor who was raising the house. Whenever she hears that the Bob Wells Group is doing a project she, she goes to the site to watch it happen because it is amazing in terms of finesse and how he treats these historic homes. Ms. Meintsma believed Mr. Wells had incredible history behind him. She intends to be there when they raise the house at 505 because it is fascinating to watch.

Chair Kenworthy closed the public hearing.

Board Member Bush stated that the process of applying for restoration is very complex and a lot of burden is placed on the applicant. He thought David White, the project architect, had done a good job with the drawings. Unfortunately, they were so small in the Staff report that it was difficult to see them. Board Member

Bush believed that the photographs, drawings, and the narrative collectively present a plan. He thought some of the conditions were redundant, but he understood the intent. It was an effort to nail down the process and the end result. Board Member Bush stated that he has seen a lot of these preservation plans and he thought the one presented for 505 Woodside was adequate, if not exemplary. He thought the applicant had done a good job documenting the historic portion of the home and presenting a plan on how to restore it.

Board Member Melville remarked that the plan to raise the house intact improves the project immensely. However, she hoped in the future that the HPB would not be asked to review information in the Staff report that was so small and difficult to read. Board Member Melville reiterated her concern that some of the Findings needed to be revised for accuracy.

Board Member Holmgren stated that at first she was a little confused regarding the appeal until she realized that it was strictly on the preservation plan. She has not seen too many preservation plans but she thought the one proposed for 505 Woodside was good, redundant detail and it was very well done. Board Member Holmgren personally thought it was a good Preservation Plan.

Board Member Vance concurred. Being in the profession of providing legal instruments of service to give to contractors to build, it is a complex process to put in the right amount of information without overburdening anyone, while still meeting all the requirements. Board Member Vance was able to read most of the information in the Staff report and he believed it met the requirements. In his opinion, he had not been presented with a reason for not approving the Preservation Plan.

Chair Kenworthy agreed with all the comments and he appreciated Board Member Melville for her determination in wanting to understand the information and tie it to the Findings. He stated that it is a step by step process and everyone has to do their job. The HPB had to focus their discussion on the Preservation Plan this evening, and he was personally pleased that it was not a panelization. He believed that was a big asset from the previously proposed Preservation Plan. Chair Kenworthy commented on the team work involved and stressed the importance of following up with the Building and Safety Department. He has been impressed with the actions of the Building Department in making sure that the historic materials are used.

Board Member Melville requested that they take the time to correct the Findings before going to a vote.

Mr. Meadows asked to make a comment before they voted. He noted that Mr. Cahoon made the point that the appeal was denied on the completeness of the application. Mr. Meadows clarified that it was partially untrue because the

Preservation Plan was never deemed to be complete or incomplete. The Preservation Plan was the reason for this meeting. Mr. Meadows stated that the Preservation Plan itself was not submitted until today. Calling it a ministerial duty was inaccurate because the Preservation Plan is the most important document and there are a lot of things missing. He stated that as good as everyone wants to think the Plan is, there is no site history listed, no financial guarantee information, no method of stabilization or restoration.

Mr. Meadows asked if the bonds mentioned in the Code were cash bonds or escrow bonds. Assistant City Attorney McLean explained that the City generally allows historic preservation guarantees to either be a lien against the property, cash, escrow, or a letter of credit. Mr. Meadows noted that the language in the Code states, "...Including but not limited to a lien." He interpreted that to mean a lien and some cash. Mr. Meadows stated that the financial guarantee was part of the Preservation Plan, but the guarantee was not placed when the Preservation Plan was approved. Mr. Meadows stated that 15-11-12(A)2 requires the applicant to accept the responsibility. Had Mr. Fiat signed the documents accepting responsibility of all the forms, which he failed to do, he would be responsible.

Chair Kenworthy asked if Planner Whetstone was comfortable with the application and all the documents as required by the Planning Department. Planner Whetstone answered yes, and noted that the original HDDR application has the acknowledgement signed by Jerry Fiat as the owner. Planner Whetstone explained that the preservation guarantees are not finalized and signed until the Preservation Plan is approved. The Preservation Plan was not approved until January 10th. Mr. Meadows pointed out that the Preservation Plan did not outline what the applicant intended to do for the financial guarantee.

Mr. Meadows commented on additional "knee-jerk" last minute things that were added to the Preservation Plan, such as the email from Mr. Carlisle about lifting the house, and how Mr. Fiat's attorney tried to modify the Findings of Fact as a third party. Chair Kenworthy noted that all the documents Mr. Meadows referenced were actually posted on the website last week.

Mr. Meadows stated that he appealed under 15-11-12 and he protests the fact that the plans were incomplete and did not include the notes and details of the Preservation Plan. His brief today outlined in detail what he sees as problems with the lack of completion in the Preservation Plan. When he appealed this application last year it was under different names and a different application number.

Chair Kenworthy informed Mr. Meadows that the HPB could not speak to those issues this evening.

Planner Whetstone pulled up a word document and inserted the changes as they were being discussed by the HPB.

Finding #26 was revised to read - The approved preservation plan identifies that the historic portion will be lifted intact to allow construction of the basement and foundation. The plan does not include disassemble or reassembly of the historic structure.

The revisions removed references to the method of restoration, as well as references to bracing, insulating or restoring the historic portion.

The Board discussed Findings #34 and #35. Board Member Melville understood that the physical conditions report was actually in the file and not in the Preservation Plan. Director Eddington noted that it was also detailed on the notes of the site survey.

Findings #34 and #35 were revised to add, "...and Physical Conditions report in the HDDR file", to the first sentence of both Findings.

Finding #37 was revised to remove the reference to Exhibit F and add: (on file at the Planning Department).

Board Member Melville suggested adding a new Finding stating that the Historic Preservation Plan Form dated ____ has been submitted.

Finding #39 was added to read - The Preservation Plan application form was submitted and signed on March 5, 2014.

Board Member Melville suggested adding a new Finding to address the Encumbrance and Agreement for Historic Preservation.

Finding #40 was added to read - 38.40.An Encumbrance and Agreement for Historic Preservation was executed by the City and the Owner and recorded at Summit County on January 21, 2014.

The HPB discussed adding a condition of approval to address the concern that the Planning and Building Inspectors, not the applicant, would determine whether or not existing siding could be reused.

Condition #6 was added to read - Prior to replacement of any historic material there shall be an on-site consultation between the contractor, architect, building inspector and project planner to make a determination as to the suitability of replacement and materials.

MOTION: Board Member Melville moved to APPROVE the Historic Preservation Plan for 505 Woodside Avenue in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval as amended this evening. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 505 Woodside Avenue

1. The property is located at 505 Woodside Avenue.
2. The property is located in the Historic Residential (HR-1 District).
3. There is an historic house located at 505 Woodside that is listed as a “Significant” site on the Park City Historic Sites Inventory.
4. The house was constructed in 1904 and because of major non-historically significant and non-historically sensitive additions; the house is currently not eligible for listing on the National Register of Historic Places.
5. The 1968 additions to the rear of the original structure were determined during the Sites Inventory to be out of period and they diminish the buildings association with the past.
6. The 1930’s addition at the northeast side of the house will remain, however the front porch that was modified over time will be reconstructed to be consistent with typical front porches from the historic era for this type of house.
7. The applicant is proposing to restore and preserve the original exterior walls of the historic home and construct an addition to the rear after removing non-contributory additions from the 60’s.
8. The property consists of Lot 1 of the 505 Woodside Avenue Subdivision, being a combination of Lots 2, 3, and a portion of Lots 30 and 31, Block 28 of the Park City Survey, recorded September 4th, 2009.
9. The lot contains 4,375 square feet (sf). The minimum lot size in the HR-1 District is 1,875 sf.
10. On September 24, 2012, a complete Historic District Design Review (HDDR) application was submitted to the Planning Department.
11. On October 11, 2012, the Planning Staff posted the property and sent out notice letters to affected property owners, per the requirements of the LMC.

12. On October 24, 2012, the Planning Staff received comments from adjacent property owners regarding the proposed design. Staff reviewed the comments and met with the applicant to review the plans.

13. On February 4, 2013, the Planning Department approved the HDDR application.

14. The February 4, 2013 HDDR approval did not include approval of the Historic Preservation plan submitted for a Disassembly/Reassembly of the historic structure. The approval included a condition of approval that review of the panelization proposal should be conducted at the time of review of the final building plans and upon review of the photographic survey and results of an exploratory demolition permit and report.

15. Before disassembly and reassembly may occur, the Planning Director and Chief Building Official are required to make a determination that unique conditions and the overall quality of the historic preservation effort warrant the disassembly and reassembly of the historic structure per Chapter 9 of the LMC.

16. On February 13th the Planning Department received a written appeal pursuant to Chapter 15-1-18 of the Land Management Code.

17. On February 24th the appellant submitted an additional appeal document. The February 24th appeal included allegations that 1) the HDDR application was incomplete, 2) that a Steep Slope CUP has not been performed, 3) that the engineered retaining walls in the front yard will be greater than 6' in height, 4) that "old growth" trees are not identified on the plans and are not being preserved, 5) that a preservation plan was not submitted, 6) that the approval allows for the demolition of the entire structure, and 7) that the historic structure and roof forms are not being preserved and retained.

18. On March 20, 2013, the Historic Preservation Board conducted a quasi-judicial hearing, discussed the appeal, and continued the hearing to April 3, 2013.

19. On April 3, 2013, the Historic Preservation Board conducted a quasi-judicial hearing, reviewed the appeal as well as the HDDR plans and voted to deny the appeal and approved the HDDR with conditions.

20. The HPB approval included a condition of approval (#17) requiring review of the panelization proposal, results of the exploratory demolition permit, and the photographic survey and report at the time of review of the final building permit application. The Planning Director and Chief Building Official were to make a

determination as to whether unique conditions and overall quality of historic preservation effort warranted the disassembly/reassembly of the historic structure per Chapter 9 of the LMC.

21. The HPB approval also included a condition of approval (#20) requiring the applicant to submit an amended preservation plan if it was determined that disassembly and reassembly was not warranted and approved by the City. The condition also stated that “either plan requires final approval by the City as a condition precedent to issuance of a building permit for the addition. Staff shall provide notice of final action on the preservation plan in the same manner as notice is provided regarding final action on the HDDR application. Final action on the preservation plan is appealable to the HPB pursuant to LMC Section 15-1-18”.

22. On December 12, 2013, the applicant submitted a building permit application and plans, including an amended preservation plan, to the Building Department. Panelization of the Historic Structure was not proposed with the building permit plans.

23. The amended preservation plan was approved by the Planning and Building Departments on January 10, 2014. The approved plan does not include approval of panelization, disassembly and reassembly, or relocation of the historic structure.

24. On January 10, 2014, notice of the action to approve the preservation plan was provided to surrounding property owners and the property was posted.

25. On January 21, 2014, the appellant filed an appeal of the approval of the preservation plan.

26. The approved preservation plan identifies that the historic portion will be lifted intact to allow construction of the basement and foundation. The plan does not include disassemble or reassembly of the historic structure.

27. The approved preservation plan is consistent with the Universal Guidelines for Construction on Historic Sites.

28. The approved preservation Plan is consistent with the Specific Guidelines for Construction on Historic Sites.

29. Due to circumstances unique to this historic house and the timing of the application, the original request for panelization was not approved as part of the HDDR. This was stated as a finding in the February 5, 2013 HDDR Action Letter, as well as the HPB’s April 3, 2013 HDDR approval on appeal. The conditions of approval required that additional information would need to be

provided after results of an exploratory demolition permit was issued. A report was to be submitted to the Planning Director and Chief Building Official to use in order to determine whether unique conditions and overall quality of the historic preservation effort would warrant this method of preservation. If panelization was not warranted, based on the report, then the applicant was required to submit an amended preservation plan.

30. On December 12, 2013, the applicant submitted an application for building permits for the 505 Woodside restoration and addition. An amended preservation plan was submitted with the permit set that did not propose panelization or disassembly/reassembly of all or part of a historic structure.

31. The amended preservation plan was approved by the Planning Department on January 10, 2014 and does not include approval of panelization, disassembly and reassembly, or relocation of the historic structure.

32. On January 10, 2014, the Planning staff sent notice letters to surrounding property owners and posted the property providing notice that the Historic preservation plan had been approved.

33. On January 21, 2014, the appellant filed an appeal of the approval of the preservation plan.

34. The approved preservation plan and Physical Conditions report in the HDDR file describes in detail the existing conditions (site features, topography, landscaping, retaining walls, exterior steps, fences, roof, exterior walls, foundation, porch, and utilities), methods of restoration, and describes design and construction issues associated with the historic house.

35. The plan and the Physical Conditions report in the HDDR file includes narrative, photos of existing conditions, an existing conditions site plan and survey, a proposed demolition plan for the non-historic/non-contributory additions, a landscape plan, floor plans indicating existing historic construction and relationship of new construction, elevations showing existing house and proposed construction details, and a dimensioned documentation of the existing historic portions of the house, including walls, gable, windows, doors, trim, siding, porch and railings.

36. During review of the building permit plans, the method of stabilization during lifting was discussed with and approved by the Building Department consistent with recommendations provided by the contractor.

37. The Historic Sites Inventory (HSI) for 505 Woodside describes (on file at the Planning Department) changes to the original house, front porch, and side and rear additions. The applicant based the current preservation plan on the 1940's

tax photo. The HPB reviewed the HDDR at the March 20, 2013 appeal hearing and found that the essential historic form of the house and roof are maintained and are not compromised by the removal of the later rear additions, underground root cellar, and construction of the proposed addition. The small 1930s addition on the north side remains as it has acquired historical significance in its own right.

38. The proposed rear addition was reviewed by the HPB on March 20, 2013, during the previous appeal, and found to comply with the Design Guidelines, specifically Universal Guidelines 1 and 2 regarding using the site as it was historically used (single family home) and maintaining historic features that have acquired historic significance. The cellar and the rear additions were determined to be out of period additions that do not contribute to the significance of the site.

39. The Preservation Plan application form was submitted and signed on March 5, 2014.

40. An Encumbrance and Agreement for Historic Preservation was executed by the City and the Owner and recorded at Summit County as January 21, 2014.

Conclusions of Law – 505 Woodside Avenue

1. The Preservation Plan for 505 Woodside is consistent with the 2009 Park City Historic District Design Guidelines for Historic Districts and Historic Sites.
2. The Preservation Plan complies with the Land Management Code requirements pursuant to LMC Section 15-11-9 (A).
3. The Preservation Plan complies with the Conditions of Approval of the April 3, 2013, Historic District Design Review approved by the Historic Preservation Board on appeal.

Conditions of Approval – 505 Woodside Avenue

1. Any changes, modifications, or deviations from the approved HDDR design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. All conditions of the April 3, 2013, HDDR approval continue to apply, unless modified by the Historic Preservation Board during this review and action on the Preservation Plan.
3. All standard conditions of approval shall apply.

4. If a building permit has not been obtained by March 5, 2015 (within one year of the date of final action on this appeal), then the HDDR approval will expire, unless an extension is requested in writing prior to the expiration date and an extension is granted by the Planning Department, with notice given according to the Land Management Code.

5. Disassembly and reassembly of the Historic Structure at 505 Woodside has not been approved and is not proposed by the approved preservation plan.

6. Prior to replacement of any historic material there shall be an on-site consultation between the contractor, architect, building inspector and project planner to make a determination as to the suitability of replacement and materials.

Order:

1. The Planning Staff did not err in the approval of the preservation plan for the proposed restoration and addition for 505 Woodside Avenue.
2. Appellant's request for a reversal of the Planning Staff's decision to approve the amended preservation plan is denied.

The meeting adjourned at 7:02 p.m.

Approved by _____
John Kenworthy, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: 343 Park Avenue
Author: Anya Grahn, Planner
Date: April 16, 2014
Type of Item: Historic District Grant
Project Number: PL-13-02259

Summary Recommendations

Staff recommends that the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with the restoration of 343 Park Avenue.

Description

Applicant: Russell Long
Location: 343 Park Avenue – Landmark Site
Proposal: Historic Grant
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-family dwellings, multi-family dwellings
Redevelopment Area: Main Street RDA

Background

The house at 343 Park Avenue is a landmark structure built c.1898. According to the 2009 Park City Historic Sites Inventory (HSI), the one (1)-story truncated pyramid-style frame house was originally constructed as a square plan, one (1) of twenty-eight (28) foursquare pyramid houses listed on Park City's Mining Boom Era Residences Thematic National Register Historic District. The façade is generally symmetrical with the front door slightly off center between pairs of one-over-one double hung windows. These windows are framed with decorative grooved molding featuring corner blocks, typical of the Victorian period. At the time of the 1984 Utah State History Society survey, there was an in-line shed addition at the rear of the structure that has since been replaced with a c.1983 in-line addition and gable dormers on the north and south elevations. As described by the HSI, the structure remains relatively unchanged despite these minor alterations.

Design. The one-story frame foursquare remains unchanged from the description provided in the National Register nomination form.

Setting. The setting remains unchanged from what is described in the National Register nomination form.

Workmanship. The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof

form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling. The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association. The foursquare was a common house type built in Utah during the mining era.

The house is eligible for the National Register of Historic Places. The site was listed on the National Register in 1984 as part of the Park City Mining Boom Era Residences Thematic District. The site retains its historic integrity. Planning Staff has encouraged the current property owner to seek state preservation tax credits as part of this rehabilitation. The applicant would not be eligible for federal preservation tax credits unless the property was income producing.

Analysis

General eligible improvements for historic district grants include, but are not limited to:

- Masonry Repair
- Siding
- Exterior Doors
- Retaining walls of historic significance/steps/stairs
- Porch repair
- Exterior trim
- Foundation work
- Structural stabilization
- Windows
- Cornice repairs

The purpose of the grant program is to incentivize property owners to maintain and preserve historic commercial and residential structures in Park City. In 1987, the Park City Historic District Commission and City Council identified the preservation of Park City's historic resources as one of their highest priorities. The grant program has operated continuously since that time with the full support of subsequent City Councils and Preservation Boards. The purpose of the grant program is to assist in offsetting the costs of rehabilitation work. Funds are awarded to projects that provide a community benefit of preserving and enhancing the City's historic architecture.

According to the HSI, the building is in "good" condition. The applicant submitted a Historic District Design Review (HDDR) application on December 26, 2013. The HDDR application was deemed complete January 6, 2014. The applicant proposes to renovate the 1898 one (1) story house, reconfiguring the interior and addressing much needed upgrades. The proposed work was approved as part of a Historic District Design Review (HDDR) on February 18, 2014. A financial guarantee of \$201,250 was required at the time of the building permit.

The applicant has requested grant funds for the following improvements to the historic structure:

Foundation. The applicant's Physical Conditions Report notes that the existing concrete foundation beneath the historic portion of the house is constructed of a concrete stem wall and there likely are not footings beneath the concrete floor, which have resulted in sagging interior floors. There is also an existing concrete foundation on the rear (west) addition that was constructed c.1983 at the time of the in-line addition. The applicant does not propose to modify this foundation.

The applicant is proposing to replace the north, south, and east walls of the existing foundation in order to improve their structural support of the historic house above. The new basement foundation will replace the existing foundation beneath the historic portion of the structure.

Structural Stabilization. The walls are comprised of stud wall construction. Wood joists support the main and upper floors, and the roof is supported by wood rafters. The applicant is proposing to upgrade and replace, as necessary, the entire structural system of the house in order to meet the International Building Code (IBC).

Windows. The Physical Condition Report notes that there are four (4) original historic one-over-one double-hung windows on the façade (east) elevation and one (1) fixed window on the north elevation. Other windows on the north, south, and west elevations of the house were added at the time of the addition in 1983. The window is trimmed with 1x wood surrounding the opening with a 2x wood window sill; this trim is original. The applicant is proposing to restore the historic windows on the main level according to the Historic District Design Guidelines.

Doors. There are two (2) historic wood doors. The front door exists of a large glazed opening above a single lower panel. On the north façade, there is a historic wood panel door with a transom window above. Trim surrounding the door openings is 1x wood trim. The applicant is proposing to restore the existing front door and reverse the current door swing. On the north elevation, the non-historic exterior door will be replaced with a new door that meets the Historic District Design Guidelines.

The following table shows a breakdown of the rehabilitation expenses related only to the historic structure.

Scope of Work	Owner's Portion (total)	City's Portion	Estimated Total Cost
<u>New Basement Foundation</u>			
Foundation Work	\$16,897	\$16,896	\$33,793
Excavation	\$46,759	\$0	\$46,759
House Lifting	\$13,800	\$0	\$13,800
Bracing the House			
<u>Structural Work</u>			

New framing and structural stabilization of floor assembly, seismic holds, exterior walls, and front porch Framing Materials	\$18,397	\$18,396	\$36,793
	\$6,437	\$6,436	\$12,873
Window & Door Restoration	\$2,188	\$2,187	\$4,375
Total	\$104,478	\$43,915	\$148,393

The Historic District Grant Program states that “funds shall be awarded to projects that provide a community benefit of preserving and enhancing the historic architecture of Park City.” Restoring the historic wood windows and doors will ensure the preservation of these character-defining details. Moreover, a new foundation will extend the longevity of the structure.

Since the applicant is proposing a full basement, Staff does not support funding the costs of excavation, raising the structure to facilitate excavation, or bracing the house to the extent necessary to construct a new basement. The grant applications for 335 Woodside (July 18, 2012) and 1049 Park Avenue (August 21, 2013) requested similar funding for these expenses; however, the Historic Preservation Board did not award funds for these items because the applicants proposed full basements.

The applicant’s total work is estimated at \$254,815, per the invoice submitted by PJ Builders, Inc. Total estimated cost of the proposed eligible work is \$148,393. As the program is a matching grant program, half (1/2) of the total cost is eligible to be granted; however, staff finds that the additional costs of excavation and bracing the structure in order to construct the new basement shall not be included. For that reason, the total eligible cost should be \$87,834. Therefore, the Board can consider granting the applicant one half (1/2) of the proposed cost of the eligible preservation work in the amount of \$43,915 (see table above).

This project is located in the Main Street Redevelopment Area (RDA), which has no available grant funds. Typically, funding for this neighborhood would be deducted from the Capital Improvement Project (CIP) Fund; however, this fund only contains \$6,319. Because the Main Street RDA fund is no longer available for grants, this grant will be funded using CIP General Funds. \$45,000 is put into this fund each fiscal year, beginning in July. If the funds are not used within the fiscal year, they are recycled back into the general fund and a new \$45,000 is awarded. This is a “use it or lose it” fund. At this time, staff finds that the grant applicant will not complete this project prior to July 2014, and so he will be able to benefit from the \$45,000 in replenished funds when he completes the project.

Staff is supportive of the restoration of this site. Staff finds that the rehabilitation of this site will greatly contribute to the historic character of the neighborhood and continue the use of this property. In the past, the Main Street RDA neighborhood has received the greatest number of grants; however, in the past year, there have been three (3) grant requests for the Park Avenue RDA. Awarding a grant in this neighborhood continues to increase awareness of the Historic District Grant program and promotes greater historic preservation efforts.

The largest grant awarded by the Historic District Grant Program was in the amount of \$50,000 to 1280 Park Avenue in 2003; the second largest grant was awarded to 1049 Park Avenue in August 2013, totaling \$42,114.92. This grant request would become the second largest grant request received by this matching grant program. Since 2004, the largest grants awarded by the HPB were to 335 Woodside Avenue in the amount of \$21,000 (2012) and 1149 Park Avenue in the amount of \$16,392 (2013).

Staff recommends awarding a total payout of \$30,000 for this grant, which will leave approximately \$15,000 in the fund for all other future 2014 grants. A number of large grant requests were reviewed by the HPB in 2013, and staff predicts this is a growing trend for the future of the grant program as houses are re-renovated under new ownership and the number of construction projects increase.

Staff recommends that the HPB award the amount on the estimated breakdown for the proposed work to restore the historic structure, totaling \$148,393. Due to the number of large grant requests, staff recommends the Board consider capping the grant award to \$30,000 and awarding the property owner at 343 Park Avenue \$30,000 towards his renovation.

Recommendation

Staff recommends the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs up to a maximum of \$30,000 associated with the restoration work and new foundation for the existing historic structure located at 343 Park Avenue.

Alternatively, the HPB may:

1. Award the applicant the full amount of \$43,915.
2. Award the applicant a portion of the amount to be determined by the HPB upon review of the grant request.
3. Award nothing.

Exhibits

Exhibit A – Current Grant Fund Amounts

Exhibit B – Historic Sites Inventory

Exhibit C – Approved HDDR

Exhibit D – Quotes for proposed work

Historic Incentive Grants - Capital Project Budget Update

MAIN STREET RDA	
Current Budget Funds	\$ 9,367.00
Allocated monies to date	\$ 9,367.00
Total Budget Funds Available	<u>\$ -</u>

LOWER PARK RDA	
Current Budget Funds	\$ 209,726.00
Allocated monies to date	\$ 66,140.50
Total Budget Funds Available	<u>\$ 143,585.50</u>

CIP FUND - GENERAL FUND TRANSFER **	
Current Budget Funds	\$ 63,020.00
Allocated monies to date	\$ 56,700.50
Total Budget Funds Available	<u>\$ 6,319.50</u>

**\$45,000 is awarded to this account annually

** The CIP - General Fund is a fund that is allocated from the General Fund and distributed throughout Capital Projects for the discretionary use and distribution within that Capital Project in conjunction with any internal policies of the managing department. It is to be used after the budgeted funds within that project are depleted.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 343 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-44

Current Owner Name: NEELY BLAKE IV & BETH H/W (JT)

Parent Parcel(s):

Current Owner Address: 15720 WOODVALE RD, ENCINO, CA 91436

Legal Description (include acreage): ALL LOT 11 & S1/2 LOT 12 BLK 3 PARK CITY SURVEY; Acres 0.07

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
 Permit #:
 Full Partial

Use

- Original Use: Residential
 Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare

No. Stories:

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # ____; structure(s), # __1__.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 1983.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 343 Park
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		844	\$ -	\$ 2396
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>12' x 15'</u> Conc. None <input checked="" type="checkbox"/>		156
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>110" @ 1.10</u>	121	
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		45
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>W/ additional Port. W/ 200-4 @ 30"</u>		120
Total Additions and Deductions	121	446
Net Additions or Deductions	-121	325

OK

Ave Age 45 Yrs. by Estl Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2071
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 870

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 _____ C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (3) yrs Ave Val (1941) **Total Building Value** \$ _____

PC 44
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 343 Park Ave

Class 3 Type 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	676		\$ 2970	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls Sid (A)

Roof Type HIP Mtl. Part Alum

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 110 @ 120 132

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 1/2 3/4 Full None

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 1 Sink 1 Toilet 1 550

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat—Stove H.A. FA HW Stkr _____ Elec. _____ 313

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 1 S. _____ 30

Awnings — Metal _____ Fiberglass _____

108 @ STORAGE @ 1.50 252

Total Additions 1277

Year Built 1904 Avg. 1904 Replacement Cost 4247

Age 2 Obsolescence _____

Inf. by { Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value _____

Conv. Factor 116

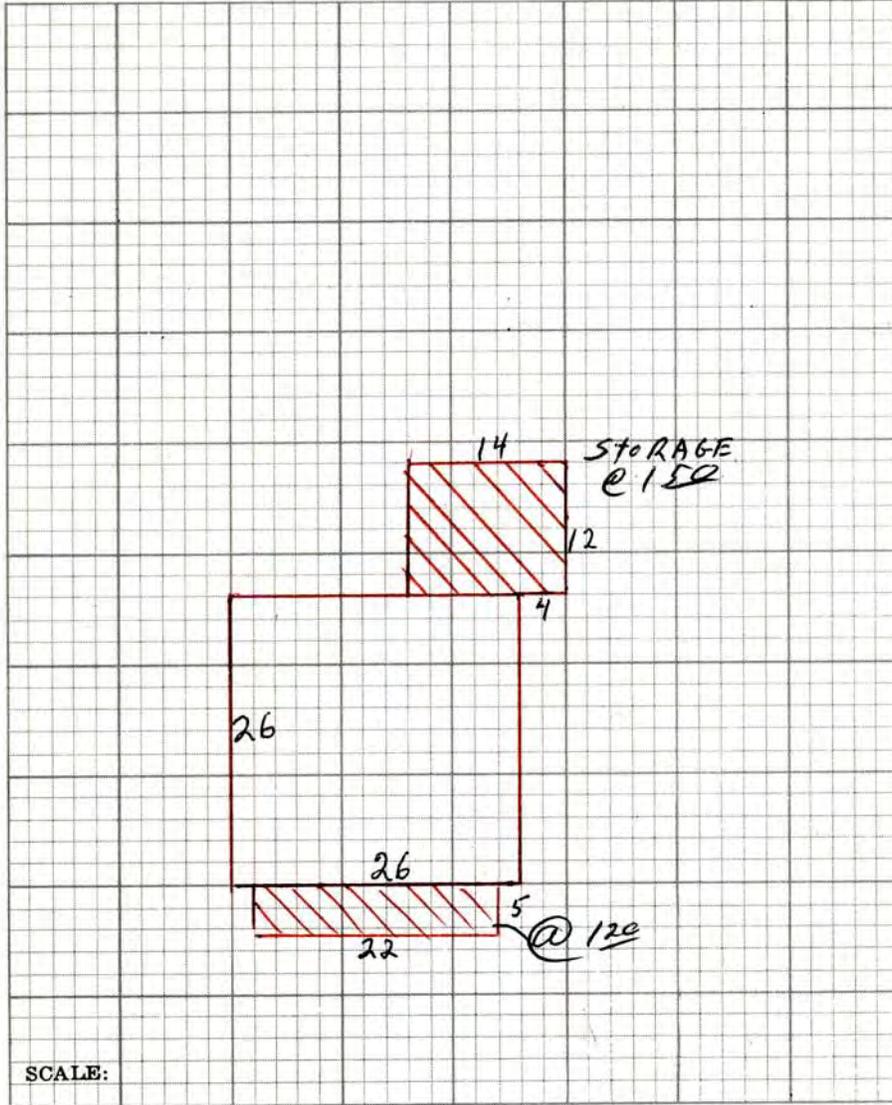
Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 343 Park UTM: 12 458120 4498980
 Park City, Summit County, Utah
 Name of Structure: House at 343 Park T. R. S.
 Present Owner: Robert W. Thielke
 Owner Address: 1026 Hillview Drive, Salt Lake City, Utah 84117
 Year Built (Tax Record): Effective Age: Tax #: PC 44
 Legal Description: Kind of Building:
 All Lot 11 and South half Lot 12 Block 3, Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably Walter and Ann W. Construction Date: c. 1898 Demolition Date:
 Wilcocks
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/ Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 1900 Census Records. Summit County, Park City Precinct. p. 156-A.
 Deseret News. March 12, 1930, p. 10. Ann Wilcocks obituary.
Salt Lake Tribune. June 20, 1898, p.1.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame pyramid house with a truncated hip roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with the door set slightly off center between pairs of double hung sash one over one light windows, the truncated hip roof, and the porch supported on lathe turned piers that spans the facade. The windows are framed with a common type of Victorian molding, one that is grooved and has decorative corner blocks. There is a rear shed extension on the northwest corner of the building, which in scale and materials complements the original section, and may in fact be original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house has received no major alterations and is in excellent condition. It maintains its original integrity.

Photos:

Statement of Historical Significance:

Construction Date: c. 1898

Built c. 1898, the house at 343 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, having probably been built c. 1898 as investment property by Walter and Ann W. Wilcocks, who lived down the block at 363 Park. William Scoble, Ann Wilcocks' brother, sold them the property in 1888, at which time there was a different house located there. That house was probably destroyed in the fire of 1898, which burned many of the houses in town, including some along this the west side of Park Avenue.¹ Ann Wilcocks, widowed in 1900, probably rented out this house until selling it in 1905 to her 21 year old nephew, William J. Scoble (a son of William Scoble). The 1900 census records indicate that at that time this house was probably occupied by William Boyd, a druggist, and his family. William J. Scoble, who had previously lived with the Wilcocks in their neighboring house, owned this house until 1924, although it is unclear whether or not he ever lived here. Other owners of the house include Willard R. Jones (1924-26), Henry and Corina Tuggle (1926-49), and Robert W. Thielke (1949-c.1980).

¹Salt Lake Tribune, June 20, 1898, p. 1.



House at 343 Park
Park City, Summit County, Utah

View from Northeast corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society





P. O. BOX 681641
 PARK CITY, UT 84068



DATE	ESTIMATE #
2/11/2014	379 Grant
PROJECT	

Russell Long
 29 Toledo Way
 San Francisco, CA 94123

ITEM	DESCRIPTION	TOTAL
	The following cost projections are for 343 Park Ave, Park City, UT	
EXCAVATING	Excavation under historic house for new foundation. Includes equipment, labor, truck time, and dumping. Total Excavation costs: \$94,133 Historic portion: \$46,759	46,759.00
FOUNDATION	Foundation: Layout, Form, tie rebar for new foundation under Historic portion of house. Total Foundation costs: \$49,676 Historic portion: \$33,793	33,793.00
FRAMING	Framing and Structural Stabilization of Historic portion of home. Includes reinforce floor assembly, addition of seismic hold downs, sheer walls at exterior walls, reinforce front deck. Total Framing cost: \$70,840 Historic portion: \$36,793	36,793.00
Framing Materials	Framing materials for above. Total Framing Materials: \$21,991 Historic portion: \$12,873	12,873.00
WINDOWS LABOR	Window Labor to repair (5) existing Historic windows and (2) existing Historic doors.	4,375.00
HOUSE MOVER	House Mover: Labor, equipment and materials to lift house and secure for foundation work.	13,800.00
We look forward to helping you with this project!		
TOTAL		\$148,393.00

Phone #	Fax #
435-649-7345	435-649-7355

SIGNATURE _____



SHEET	DESCRIPTION
B-1	DEFERRED SUBMITTALS, STREETSCAPE ELEVATION
B-2	TEMPORARILY COLLAPSED
B-3	SITE PLAN (EXISTING)
B-4	SITE PLAN (PROPOSED) / ROOF PLAN
L-1	LANDSCAPE PLAN
H-1	HISTORIC FLOOR PLAN & ELEVATIONS
EP-1	MAIN LEVEL EXISTING / DEMOLITION PLAN
EP-2	UPPER LEVEL EXISTING / DEMOLITION PLAN
EP-3	EXISTING ELEVATIONS
A-1	NEW MAIN LEVEL FLOOR PLAN
A-2	NEW UPPER LEVEL FLOOR PLAN
A-3	BUILDING SECTIONS
A-4	DOOR & WINDOW SCHEDULES & NOTES
A-5	NEW ELEVATIONS
A-6	ARCHITECTURAL GENERAL NOTES
A-7	FLASHING DETAILS
A-8	FLASHING & PORCH DETAIL NOTES
B-1	FOOTING & FOUNDATION PLAN
B-2	MAIN LEVEL FLOOR FRAMING PLAN
B-3	UPPER LEVEL FLOOR / PECK FRAMING PLAN
B-4	ROOF FRAMING PLAN
B-5	TYPICAL STRUCTURAL DETAILS & NOTES
B-5.1	STRUCTURAL DETAILS
B-5.2	STRUCTURAL DETAILS
E-1	LOWER LEVEL ELECTRICAL PLAN
E-2	MAIN LEVEL ELECTRICAL PLAN
E-3	UPPER LEVEL ELECTRICAL PLAN
E-4	MECHANICAL / PLUMBING & ELECTRICAL GENERAL NOTES

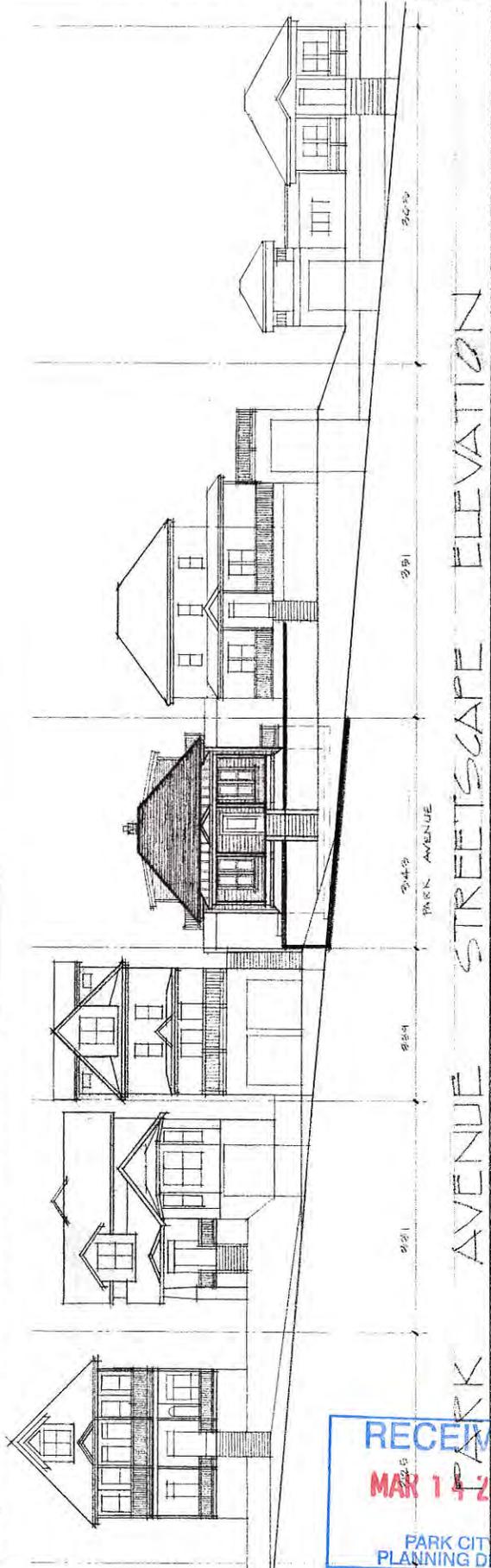
DEFERRED SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT ALL DEFERRED SUBMITTALS TO THE CITY ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL. APPROVAL OF DEFERRED SUBMITTALS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. APPROVAL OF DEFERRED SUBMITTALS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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LONG RESIDENCE

A REMODEL & ADDITION FOR:
RUSSELL LONG

343 PARK AVENUE
HISTORIC DISTRICT
PARK CITY, UTAH



PARK AVENUE
STREETSCAPE ELEVATION

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REVISIONS

MOORE ARCHITECTURE, INC. ARCHITECTS
BROOKER ARCHITECTURE, INC.

LONG RESIDENCE
RUSSELL LONG
HISTORIC DISTRICT - PARK CITY

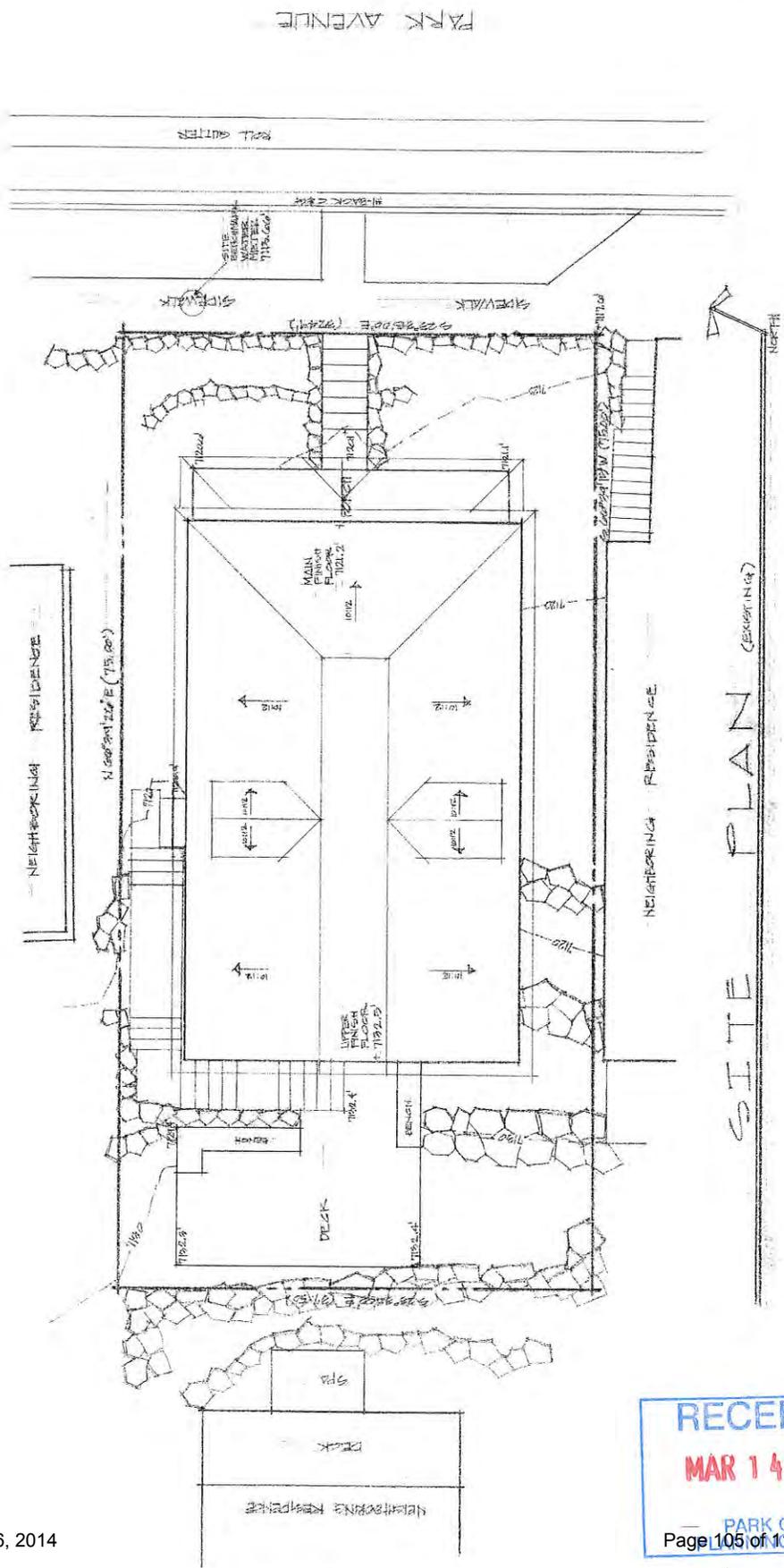
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PHOENIX, ARIZONA
 480.948.1111
 STROKER ARCHITECTURE, INC.
 ARCHITECTS



LONG RESIDENCE
 A HISTORIC RESIDENCE FOR
 RUSSELL LONG
 505 WEST AVENUE
 HISTORIC OLD TOWN - PARK CITY

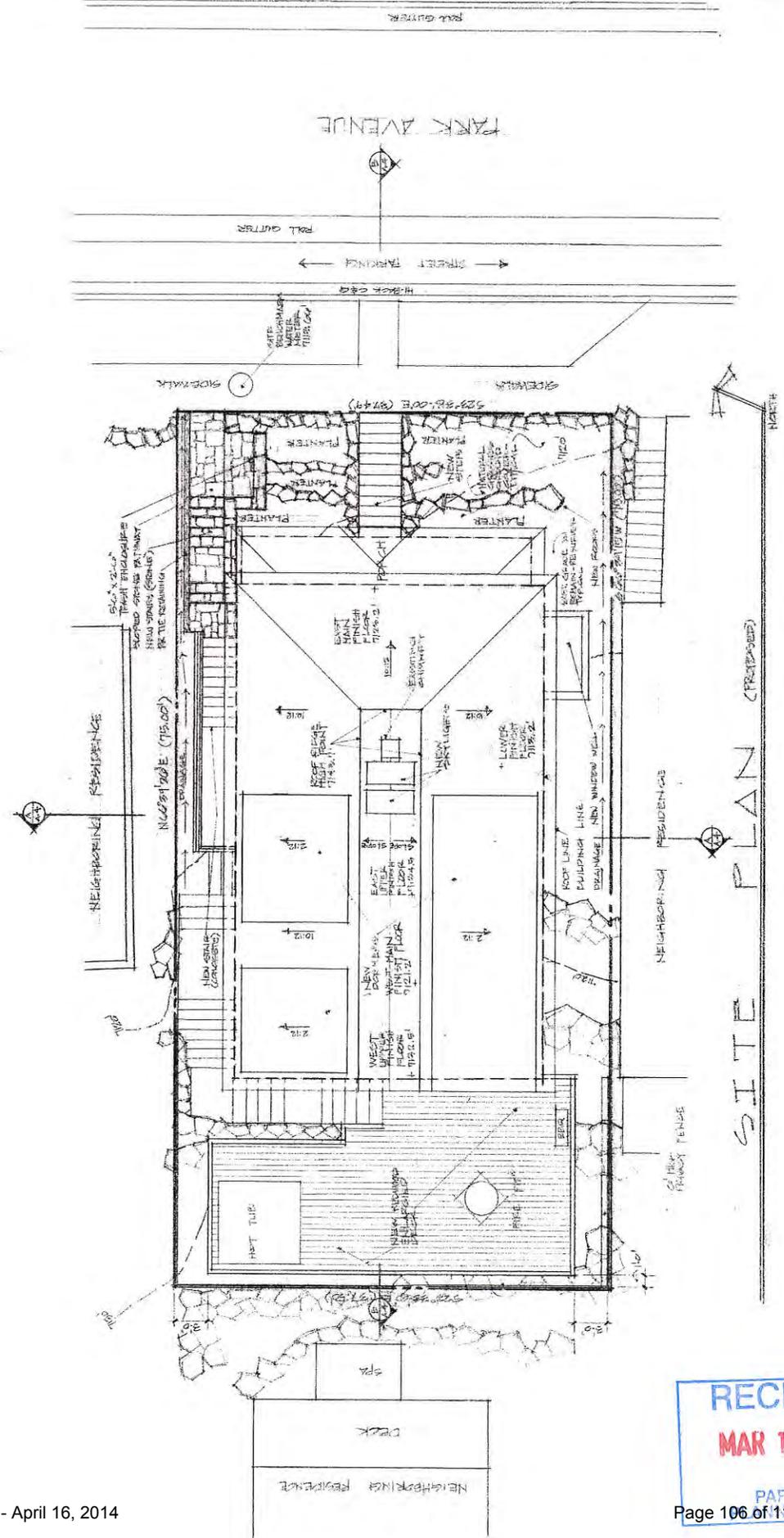
DATE: 08/11/13
 SCALE: 1/4" = 1'-0"
 DRAWN: MJS
 SCALE: 1/4" = 1'-0"



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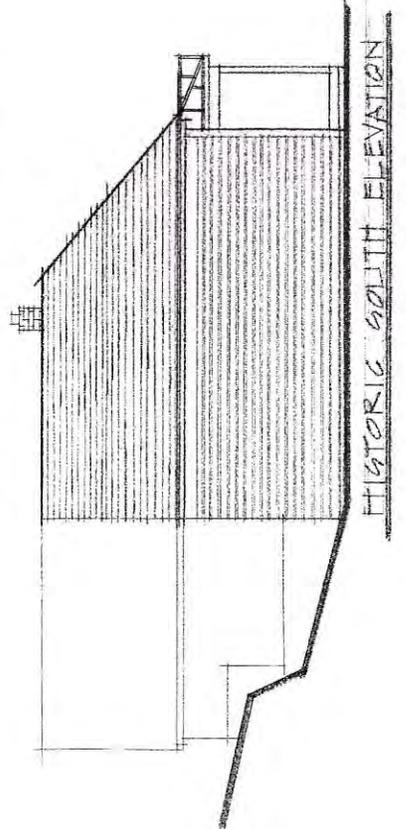
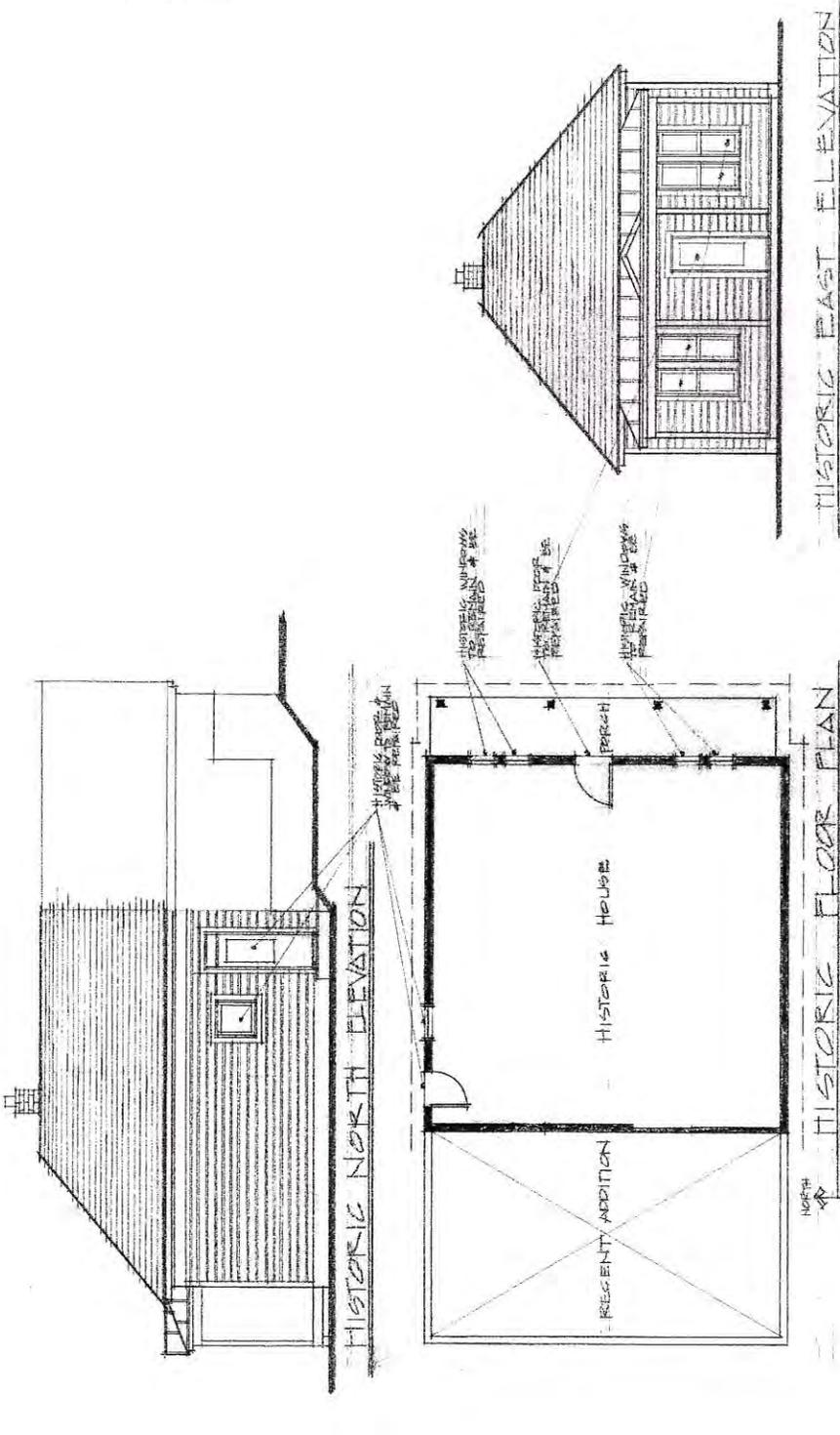
THE ARCHITECT HEREBY ASSURES THAT THE SHOWN AND DIMENSIONS
 INDICATED ON THIS PLAN ARE THE RESULT OF A CAREFUL SURVEY AND
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 AS A GUARANTEE OF ACCURACY. THE ARCHITECT SHALL BE RESPONSIBLE
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- NOTES**
1. REFER TO SHEET A-1 FOR ARCHITECTURAL GENERAL NOTES.
 2. REFERENCE TO SHEET L-1 FOR LANDSCAPE PLAN.
 3. EXISTING - ARCHITECT'S MARKINGS ON THIS PLAN ARE FOR INFORMATION ONLY. MATERIALS TO BE REMOVED OR MODIFIED ARE INDICATED BY DASHED LINES.



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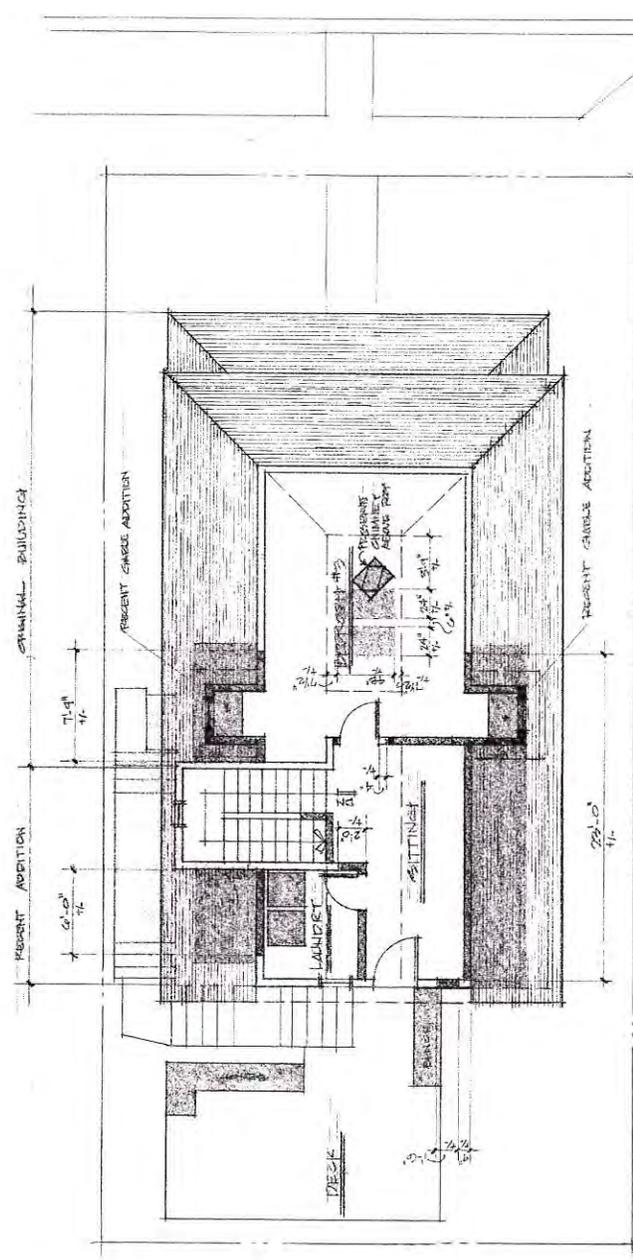
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- NOTES**
1. REFER TO SHEET 14-001 FOR ARCHITECTURAL GENERAL NOTES.
 2. EXISTING WALLS TO BE DEMOLISHED INDICATED BY DASHED LINES AND SHOWN IN LIGHT GRAY.
 3. ALL NEW CONSTRUCTION TO BE SHOWN IN SOLID GRAY.



WALL TYPES
 DASHED LINE: EXISTING WALLS/ELEMENTS
 SOLID LINE: NEW WALLS/ELEMENTS
 DOTTED LINE: TO BE DEMOLISHED ELEMENTS

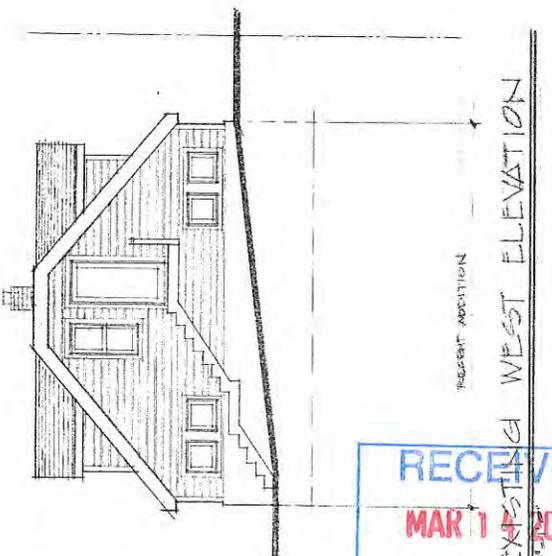
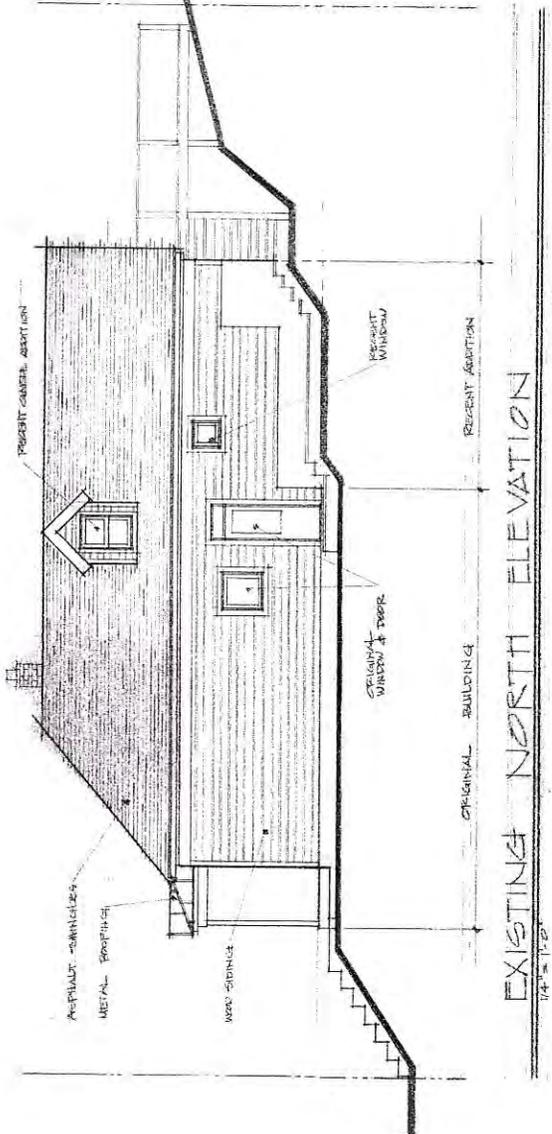
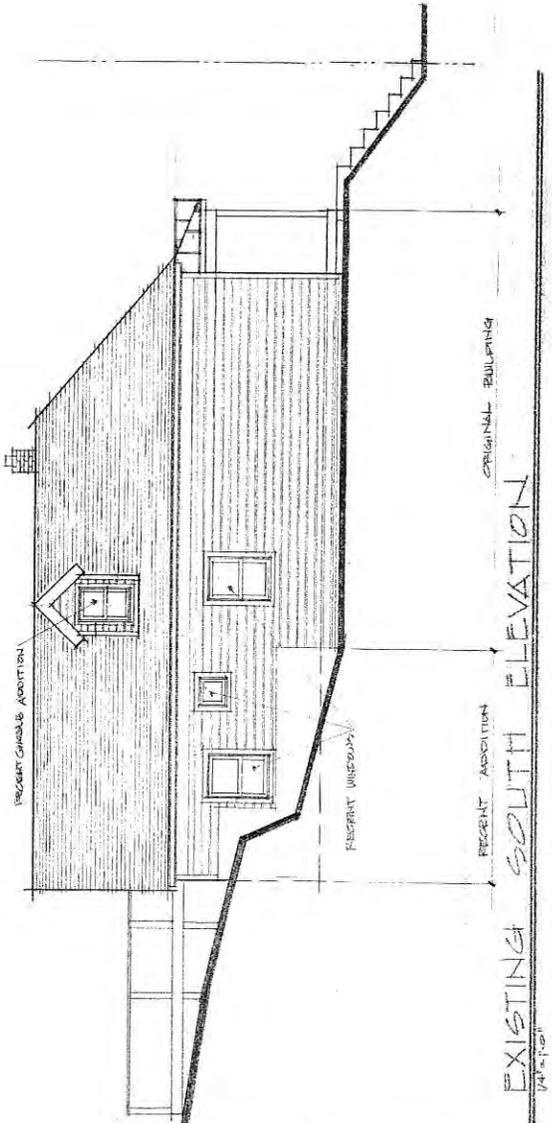
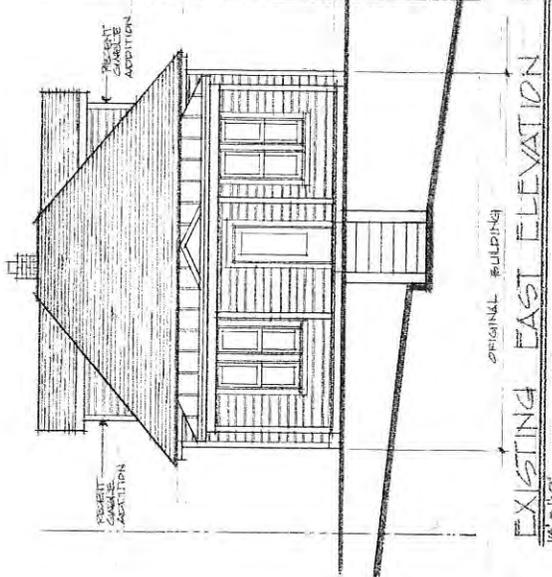
UPPER LEVEL EXISTING / DEMOLITION PLAN
 1/4" = 1'-0"

EXISTING HOUSE 507 SF
 EXISTING DECK 240 SF

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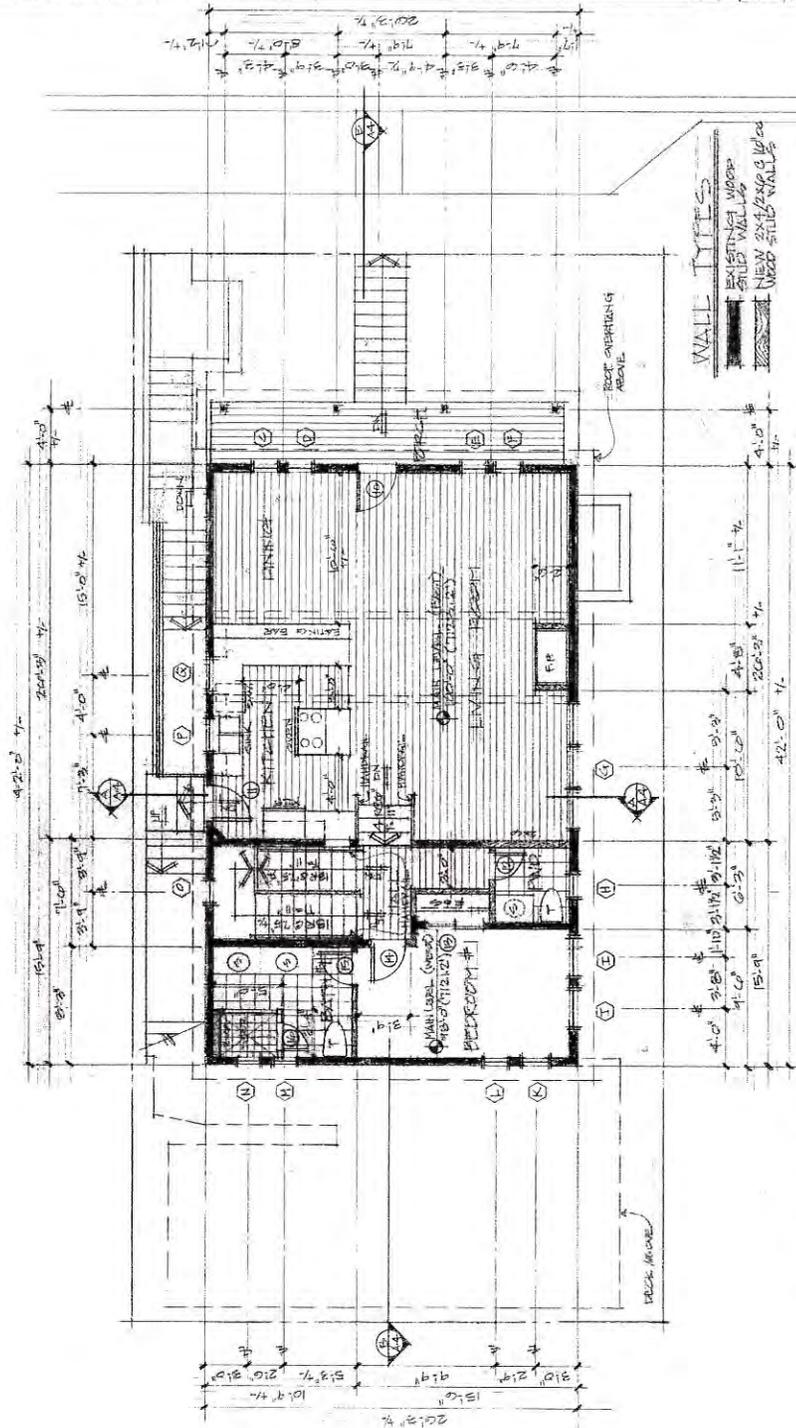
MICHAEL J. STOKER, AIA - ARCHITECT
 STOKER ARCHITECTURE, INC.
 1000 WEST 10TH STREET
 WASHINGTON, DC 20004



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NOTES

1. REFER TO SHEET A-1 FOR ARCHITECTURAL GENERAL NOTES.
2. REFER TO SHEET A-1 FOR EXISTING/DEMOLITION PLAN.
3. REFER TO SHEET A-3 FOR ROOF & RAINFALL INFORMATION.
4. REFER TO SHEET A-4 FOR ELECTRICAL/TELEPHONE/FIBER/OPTICAL INFORMATION.
5. REFER TO SHEET A-5 FOR STRUCTURAL INFORMATION.



NEW MAIN LEVEL FLOOR PLAN
14'-11"

LIVING/FINISHED 1,035 SF
 PORCH 105 SF

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Historic Preservation Board Staff Report

Subject: Walking tour of Historic Main Street
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: April 16, 2014
Type of Item: Site Visit

Topic/Description:

Following the regular agenda, the Historic Preservation Board (HPB) will be taking a walking tour of Historic Main Street, led by the Park City Museum. The tour will last approximately one hour. The purpose of the tour is to familiarize the HPB with the historic building on Main Street as well as learn more about the history of these structures which may include dates of construction, previous uses, previous owners, and even ghost stories.

Following the tour, the HPB will convene socially at Flanagan's on historic Main Street. No City business will take place at the social.

Department Review:

This report has been reviewed by the Planning, Building, and Legal Departments.