

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 17, 2010

BOARD MEMBERS IN ATTENDANCE: Roger Durst – Chair; Ken Martz – Vice-Chair; Brian Guyer, Sara Werbelow, Adam Opalek, David White

EX OFFICIO: Thomas Eddington, Dina Blaes, Brooks Robinson, Polly Samuels McLean, Patricia Abdullah

ROLL CALL

Chair Durst called the meeting to order at 5:05 p.m. and noted that all Board Members were present except for Dave McFawn, who was excused.

MINUTES

August 5, 2009

MOTION: Board Member White moved to adopt the minutes of August 5, 2010 as written. Board Member Werbelow seconded the motion.

VOTE: The motion passed unanimously.

February 3, 2010

MOTION: Board Member Martz moved to adopt the minutes of February 3, 2010 as written. Board Member White seconded the motion.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES

Director Eddington remarked that the visioning session the HPB held the prior evening was a good session and allowed the Board and Staff to look at possible opportunities to expand incentive programs. The Staff will be working on additional updates to keep the HPB informed on activities in the Planning Department, particularly with regard to HDDR. During visioning they also talked about getting the HPB involved in the General Plan re-write, as well as other ideas with regard to public participation, letters to the Park Record, and a possible KPCW update.

Director Eddington stated that once the minutes from the visioning are complete, the Staff will create a list of items to be discussed. The next HPB meeting in April will be a work session dedicated to finding out if individual Board members are interested in working with a Planner on a specific interest.

City Council Member, Liza Simpson, thanked the Board members for their enthusiasm and input during the visioning session. She was excited about the direction they were taking and believes it will be helpful for the historic district as a whole. Council Member Simpson suggested that Ron Ivie or someone from the Building Department update the HPB on some of the larger, more endangered buildings.

Chair Durst commented on a rumor that Ron Ivie was leaving.

Director Eddington replied that tentatively it appears that Ron Ivie would be leaving this summer. At this point nothing has been finalized, but the City may contract with Mr. Ivie to work on specific projects. Chair Durst thought it would be helpful to have Mr. Ivie attend their next meeting to provide an update and answer questions.

Chair Durst questioned the distinction between significance versus landmark. He had read through the criteria and found that the only difference was Item B, which deals with building form and context. Chair Durst asked Dina Blaes for clarification on the distinction.

Dina Blaes explained that if a building is deemed eligible for the National Register of Historic Places, it would be a locally designated landmark site. It has to do with its integrity based on the seven criteria incorporated into the Land Management Code, such as location, workmanship, etc. Ms. Blaes pointed out that none of the sites being determined this evening meet that level of integrity for designation to the National Register. She remarked that sites can be significant to the local history even if they cannot be designated to the National Register. It is a common approach used in jurisdictions all around the Country. If a site can be elevated to that higher level of integrity, the City should strive for that. However, if it cannot, it is important to acknowledge its significance to local history.

Chair Durst asked if any of the structures being considered this evening could be deemed a landmark if it was still in use at the present time. Ms. Blaes answered yes, because all of the related structures would be intact. The biggest problem is what was lost in terms of historic material and structures of the mining system. She noted that a site does not need to be active but it does need to retain most of its historic fabric. Ms. Blaes stated that the Thayne mine sites are the closest they would get to a possible landmark status, and that is based on its historic significance rather than the integrity of site and structures. Ms. Blaes clarified that "integrity" is historic integrity and not structural integrity. The criteria for landmark designation is defined in the LMC under the Historic Preservation Section and in the definitions.

Board Member Martz asked if Ms. Blaes could see any underground sites with possible eligibility. Ms. Blaes stated that the HPB would be looking at the Spiro Tunnel site for determination at a future meeting. The process of that tunnel and its connection to the Thaynes shaft was reviewed by the National Parks Service and denied National Register status. She pointed out that underground sites typically fall under the realm of archeology as opposed to historic preservation.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

Ms. Blaes requested that the HPB review each site individually and take separate action on each application.

9100 Marsac Avenue – Daly West Site – Determination of Significance (Application #PL-09-00839)

Ms. Blaes presented photos of the Daly West Mine site and indicated the roundabout and the Empire Pass Lodge. She reviewed the 1929 Sanborn Map and identified the existing head frame in the context of all the other structures that were part of the Daly

West. Ms. Blaes stated that the site was not accessible during the survey due to construction. However, using past history and previous surveys and research, two small shacks and the head frame are all that remain of the site.

Ms. Blaes noted that the Staff analysis in the Staff report provided a brief history of the Daly West Mine Site. Also included was general information about the head frame and the fire hydrant shacks. The Staff report also highlighted previous research on the site.

Ms. Blaes stated that the analysis provided indicates that the site does not meet the criteria set forth in the LMC for designation as a landmark site. It does meet the criteria for designation as a significant site. It is at least 50 years old, it retains its essential historical form as defined by the LMC, and it is important in the local or regional history.

Ms. Blaes stated that the HPB had the option to either vote to designate Daly West as a significant site, which would automatically place it on the historic sites inventory, based on the findings of fact and the conclusions of law provided in the Staff report. If the HPB cannot make that determination, the Board needs to provide their own findings of fact and conclusions of law to support their decision. If additional information is needed, the Board could continue this item to a future meeting.

Board Member Werbelow asked for an update on the process for sites that are not within the Historic District but are still on the sites inventory list. Ms. Blaes explained that when the design guidelines were re-written and the Land Management Code was adopted in July, there was specific reference to the design guidelines and the protections normally seen on historic buildings in the "H" zones that would be afforded to sites outside of the "H" zones that are deemed historic and meet the criteria.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member White moved to APPROVE the Daly West Mine Site as a significant site on the Park City Historic Site Inventory according to the Findings of Fact and Conclusions of Law. Board Member Martz seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Daly West Mine Site

1. The three remaining structures that make up the Daly West Mine Site are located in the Residential Development (RD) District and are included in a Master Planned Development (MPD), but are not located within a Historic zone.
2. The head frame was constructed between 1912 and 1929 and appears on the 1929 Sanborn Insurance Map.
3. The head frame, a steel gallows-type frame, is typical of those built during the active mining era in Park City (1896-1929). Similar types of steel gallows frames are illustrated in mining and engineering related handbooks published during the mining era.
4. The hydrant shacks were constructed before 1929 and appear on the 1929 Sanborn Insurance Map.

5. The hydrant shacks are small frame structures with gable roofs and are typical of the structures built as part of a mine's fire suppression system. Shacks like the ones found at the Daly West Mine Site are extant at other mine sites in the immediate area that date from the active mining era.
6. The site has undergone substantial alterations since the Period of Historic Significance (1869-1929) as evidenced by the Sanborn Insurance maps and both historic and recent photographs of the structures and immediate area.
7. All three structures are typical of the mining era and contribute to the importance of the site.
8. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Daly West Mine Site

1. The three remaining structures making up the Daly West Mine Site are at least fifty (50) years old.
2. The three remaining structures making up the Daly West Mine Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The three remaining buildings making up the Daly West Mine Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of historic importance to the community.
4. The three remaining structures making up the Daly West Mine Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Alliance Mine Site – Determination of Significance (Application #PL-09-00845)

Ms. Blaes noted that these sites do not have addresses and a GPS was used to best identify which canyon these sites are located.

Ms. Blaes presented a slide of the Alliance Mine site and indicated the water tank in the upper right hand corner and the road that leads to the site. She reviewed the 1929 Sanborn Map and identified a small structure that remains of the site.

Ms. Blaes noted that the Staff report contained a brief history. She felt it was important to understand that the Alliance Mine was one of the early mines in Park City that was taken up by the larger mines. The Staff report also contained a brief description and information on the dwelling and office, the powerhouse and the shed or machine shop, as it was called. Previous research was also included in the Staff report.

Ms. Blaes stated that the Alliance Mine was outside of the Park City boundary until 2007, which is why it was not previously evaluated. She commented on the difficulties of the annexation boundaries that caused problems with the Judge Mine Site.

The Staff analysis in the Staff report that reflects the criteria in the Land Management Code notes that the Alliance Mine Site does not meet the criteria set forth for landmark designation. However, it does meet the criteria for designation as a significant site.

The Staff recommended that the HPB designate the Alliance Mine as a significant site based on the findings of fact and conclusions of law found in the Staff report.

Board Member Opalek stated that in looking at the mine shed/machine shop, there was a question regarding safety. If these are designated as significant sites and fall under such disrepair that they become a safety hazard, he asked if the designation would tie the hands of other City departments. Ms. Blaes stated that the sites are already within the municipal boundaries of Park City and they are subject to the maintenance requirements of the City. She understood that PCMR has some relationship with the Mine Company to maintain those buildings. Because it is a private contract, Ms. Blaes did not have specific information. However, these structures would fall under the same safety requirement as any other structure in Park City.

Board Member Werbelow asked if there was a way to put notification on these structures to make the public aware that it is a significant historic structure and should not be vandalized or bothered in any way. Ms. Blaes replied that in 1999 the Park City Historical Society and Museum used Summit County restaurant tax money to place interpretive markers all over the mountain. The Society has done everything they could to interpret these sites. She suggested that the HPB as a body could work in conjunction with the Park City Historical Society to do more interpretation.

Board Member Martz believed a number of safety measures have been taken to address the safety issues. He noted that the entrance to the Alliance Mine has been covered to block entrance.

Chair Durst asked how the HPB could take the initiative to interpret the sites. Director Eddington suggested that the City, the HPB and the Historic Society could collaborate to find a way to approach this matter moving forward. Chair Durst felt the markers should also identify potential hazards. Director Eddington stated that this could be a discussion item for their April meeting.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member Opalek moved to include the Alliance Mine Site as a significant site on the Park City Historic Sites Inventory, according to the Findings of Fact and Conclusions of Law. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Alliance Mine Site

1. The three remaining buildings making up the Alliance Mine Site are located in the Recreation and Open Space (ROS) District and not within a Historic zone.
2. The Alliance Mine Site is located approximately 2,000 feet southeast of Daly Avenue along the Empire Canyon Road.
3. The office/dwelling building was constructed between 1889 and 1900.

4. The office/dwelling building is a one-story, frame, double-cell type structure with a moderately pitched side gable roof. The double cell house type accommodates its use as a side-by-side office and dwelling as is indicated on the 1900 Sanborn Insurance map.
5. The office/dwelling building reflects the typical construction methods and stylistic elements found on residential dwellings constructed during the early part of the mining era. The original structure was extended to the east between 1900 and 1907.
6. The power house building was constructed between 1907 and 1929.
7. The power house is a one-story, concrete and stucco, square structure with a front gable roof. A bay located on the rear of the building and a small projection on the southwest façade-both projection appear on the 1929 Sanborn Insurance Map- have been removed.
8. The power house building reflects the typical construction methods and unadorned style that were commonly used for utilitarian and/or industrial buildings during the mining era.
9. The initial construction of the shed/machine shop building occurred between 1907 and 1929. The building has undergone significant alterations since its construction. The current structure includes a concrete foundation and interior concrete walls approximately 6 feet in height from which the steel structure springs. The interior roof elements are newer, but the structure and concrete appear to be from the historic period. The building's configuration noted in the Sanborn Insurance Map of 1929 shows several extensions to the main section of the building that no longer exists as well as a different interior wall configuration.
10. The shed/machine shop building also reflects the typical construction methods and unadorned style that were commonly used for utilitarian and/or industrial buildings during the mining era.
11. All three buildings are typical of the mining era and contribute to the importance of the site.
12. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Alliance Mine Site

1. The three remaining buildings making up the Alliance Mine Site are at least fifty (50) years old.
2. The three remaining buildings making up the Alliance Mine Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The three remaining buildings making up the Alliance Mine Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community and with the lives of Persons who were of Historic importance to the community.
4. The three remaining buildings making up the Alliance Mine Site meet the criteria found in LMC Section 15-11-10(2) and therefore the Site is a Significant Site pursuant to LMC Section 15-11-10.

Judge Mine Site – Determination of Significance (Application #PL-09-00901)

Ms. Blaes noted that the Judge Mine Site is adjacent to the Alliance Mine Site. She indicated the shed and powerhouse from the Alliance Mine Site to show the close

proximity. Ms. Blaes identified a building on the Judge Mine Site that demonstrates how much of the building structures related to the mining operations have been lost. She pointed out that the house on Snow's Lane, which was the Judge Mine Superintendent's house was moved from the mine location in the 1960's. Photos from the 1960's showed that a significant amount of the Judge Mine structures were in place. Ms. Blaes stated that in 1971 a gentleman who came out with a historic engineering record documented a number of these mining related sites. She was surprised to see how much was still there in 1971 and how much has been lost over the last 30 years.

Ms. Blaes stated that what remains on site is the Assay office and the change room and the portal to the explosives bunker. According to the Sanborn Maps there is approximately a 50 foot path that leads back to a 40 x 20 foot chamber in the mountain where explosives were stored. She was unaware if that chamber still existed.

The Staff report contained historic background on the Judge Mine Site. It is an early mine that was consolidated into the larger mine companies. The Staff report also contained information on the Assay office and change room and the explosives bunker.

Ms. Blaes indicated a concrete wall that was referenced in the 1929 Sanborn map, but since it could not be substantiated, it was not included as part of this designation. There is no indication that the existing shed structure is from a historic period or has historic material. The only intact structures with any integrity are the office and the explosives bunker. They do not meet the criteria for designation as a landmark site, but they do meet the criteria for designation as a significant site.

The Staff recommended that that the HPB designate the building to the historic sites inventory as a significant site.

Board Member Martz noted that in 1905, 35 people were killed in one of the mines because the dynamite was stored underground in the mines. He believed the bunker was a result of taking explosives out of the mine and bringing them in as needed.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member Martz moved to include the Judge Mine Site as a significant site on the Park City Historic Sites Inventory, in accordance with the Findings of Fact and Conclusions of Law as outlined in the Staff report. Commissioner Opalek seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Judge Mine Site

1. The remaining building and structure that make up the Judge Mine Site are located in the Recreational and Open Space (ROS) District.
2. The remaining building and structure that make up the Judge Mine Site are located approximately 2,000 feet southeast of Daly Avenue along the Empire Canyon road.

3. The Assay Office Building was constructed during the active mining era in Park City (19-1929) as evidenced by the inscription "1920" on the primary façade, a photograph from the PCHS&M dated 192 showing the building, and by the building's appearance on the 1929 Sanborn Insurance map.
4. The Assay Office building is a 1-1/2 story concrete structure that, according to the 1929 Sanborn Insurance map, contained an office and change room for miners. The building has been altered over time--an addition was removed and the windows and doors have been boarded--but it reflects the typical construction methods and stylistic elements found on commercial building constructed during the mining era.
5. The Explosives Bunker was constructed during the active mining era as evidenced by its appearance on the 1929 Sanborn Insurance map.
6. The Explosives Bunker consists of the concrete portal, steel door, venting stack, and rails. The construction method and stylistic elements of the concrete portal is consistent with other industrial structures built during the mining era. It is not clear if the 0' tunnel and 10' x 40' chamber at the end of the tunnel are extant.
7. The Assay office and explosives bunker are typical of structures built during the mining era and contribute to the importance of the site.
8. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Judge Mine Site

1. The remaining building and structure making up the Judge Mine Site are at least fifty (50) years old.
2. The remaining building and structure making up the Judge Mine Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The remaining building and structure making up the Judge Mine Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining building and structure making up the Judge Mine Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Judge Mine Aerial Tramway – Determination of Significance (Application #PL-09-00902)

Ms. Blaes reported that the Judge Mine was part of the Empire Pass annexation and it should have been presented to the HPB in February 2009. She clarified that there was some discrepancy with the State Tax Commission in terms of property lines, which is why the Judge Mine Aerial Tramway was previously not brought to the HPB. Some of the towers are on the west side of the annexation boundary and were not part of Park City Municipal Corporation until after 2007.

Ms. Blaes reviewed the Sanborn map from 1929 which references the aerial tramway. The Staff was able to find significant documentation and information on the tramway. Ms. Blaes noted that several towers for the tramway still exist on site.

Ms. Blaes reported that the Park City Historic Society and Museum obtained a grant from the National Trust for Historic Preservation to look at some of the mine related

structures, and the Aerial Tramway Towers was one of those. Information from Sandra Morrison indicate that the recommendation made by an engineering consulting firm to stabilize these structures was implemented in 2005. Ms. Blaes clarified that the engineering firm simply documented what existed on site and based their recommendation for stabilization on that information.

Ms. Blaes stated that the Judge Mine Aerial Tramway does not meet the criteria for designation as a landmark site. However, it does meet the criteria for designation as a significant site. The Staff recommended that the HPB designate the Tramway as a significant site on the Historic Sites Inventory.

Board Member Martz commented on the loading station where the tram ends at the top of Marsac, and asked if anything in that location should be included in this determination. Ms. Blaes stated that the Ontario loading station was utilized by a number of mines. The Alliance and Judge Mines were consolidated under Park Utah Consolidated Mines. The towers at the top were much later than the previous mine structures and do not directly relate to the loading station. Ms. Blaes noted that something collapsed just north of the final tower, but it is complete rubble and cannot be identified. Unfortunately, the Sanborn maps did not document aerial tramways as well as it did the actual structures.

Chair Durst asked about the total number of towers. Ms. Blaes replied that there are five. Chair Durst recalled a comment about cable lying on the ground and asked if the cables that are in place represent a safety hazard. There is a ladder that is accessible. Ms. Blaes was not prepared to answer the question regarding the cables and safety. She noted that people could climb the ladders, the same as they do for Silver King. The engineers had checked the ladders for stability but not for safety.

Board Member Martz stated that most of the towers have the first rung of the ladder removed to make it more difficult to access. Ms Blaes remarked that Tower 3 is totally accessible.

Chair Durst opened the public hearing.

Marianne Cone, a resident at 86 Prospect, thanked the Staff and HPB for protecting the tramway towers. She noted that in addition to the towers, there were three cars and two shacks.

Ms. Blaes stated that the cars do not meet the definition of a structure in the LMC. It would be remarkable if they could interpret them again and leave them in place.

Ms. Cone commented on the last tramway tower on the Ontario Mill site and noted that there are a number of things, including giant smokestacks that might have some designation. She recalled that as part of the development agreement with Talisker, they were going to do the maintenance on the mining entrance and walls. Ms. Blaes stated that it was specified in the annexation agreement.

Ms. Cone stated that the City owns the land from her house up to where it becomes Talisker property. They were going to build 19 houses in that area and decided against it because of the slide and left it as open space. Ms. Cone suggested that the City consider a conservation easement on that side.

Chair Durst closed the public hearing.

MOTION: Board Member Werbelow made a motion to add the Judge Mine Aerial Tramway as a significant site on the Historic Sites Inventory, based on the Findings of Fact and Conclusions of Law in the Staff report. Brian Guyer seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Judge Mine Aerial Tramway

1. The Five remaining structures that make up the Judge Mine Aerial Tramway are located in the Recreational and Open Space (ROS) District.
2. The five remaining structures that make up the Judge Mine Aerial Tramway run along Empire Canyon road from a point east of the junction between Ridge Avenue and Daly Avenue to a point nearly 1,800 feet up Empire Canyon from Daly Avenue.
3. The tramway towers were constructed during the active mining era in Park City (1869-1929) as evidenced by a written account of the tramway in the Salt Lake Mining Review dated January 1926 and by the appearance of segments of the tramway on the 1929 Sanborn Insurance map.
4. The engineers of American Steel and Wire Company constructed the tramway towers of concrete and steel as a Trenton-type tramway.
5. The tramway towers are typical of structures built during the mining era and contribute to the importance of the site.
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Judge Mine Aerial Tramway

1. The five tower structures making up the Judge Mine Aerial Tramway are at least fifty (50) years old.
2. The five tower structures making up the Judge Mine Aerial Tramway retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The five tower structures making up the Judge Mine Aerial Tramway are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The five tower structures making up the Judge Mine Aerial Tramway meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Little Bell Mine Site – Determination of Significance

Ms. Blaes stated that the Little Bell Mine Site is up Highway 224, past the roundabout and up the paved Twisted Branch Road into Empire Pass. She used the 1929 Sanborn Map to identify the location of the Little Bell Mine Site. Ms. Blaes noted that the ore bin is the only artifact left on the site. It has an interpretative marker because the ski run goes to the east of it.

Ms. Blaes stated that the Little Bell Mine Site does not meet the criteria for designation as a landmark site. It does meet the criteria for designation as a significant site. The Staff recommended that the HPB designate the ore bin on the Little Bell Mine Site as a significant site on the Historic Sites Inventory.

Chair Durst asked if the engineers had looked at the ore bin for stability. Ms. Blaes replied that it was part of the study that SWCA Consulting conducted in 2000, when the Empire Pass annexation took place. A historic preservation plan was part of that annexation. Ms. Blaes was unaware if any of those recommendations were implemented.

Chair Durst opened the public hearing.

Marianne Cone stated that she was part of the volunteer group who placed the marker for the Little Belle site. She noted that Deer Valley has kept the structure intact and asked if it was on Deer Valley property. Ms. Blaes replied that Deer Valley Resort owns that parcel.

Ms. Cone asked if it was possible to relook at the ore bin for stability.

Ms. Blaes felt it was important to recognize that SWCA did their research of existing conditions and made recommendations for stabilization. She recalled that the annexation agreement states that once the Homeowners Association is in place for Empire Pass, it will be the HOA's responsibility to maintain that building. Based on issues of accessibility to the public and safety, Ms. Blaes suggested that the City review the annexation agreements.

Ms. Cone noted that the Mine Company worked very hard to keep people out of the structures but it never works. Ms. Cone asked about the Silver King Mine. Ms. Blaes replied that the Silver King Coalition was already adopted on the Historic Sites Inventory as a significant site in February 2009.

Chair Durst closed the public hearing.

MOTION: Board Member Guyer moved to designate the Little Bell Mine Site and its remaining structure on the Historic Sites Inventory as a significant site, based on the Findings of Fact and Conclusions of Law contained in the Staff report. Board Member Martz seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Little Bell Mine Site

1. The remaining ore bin from the Little Bell Mine Site is located in the Recreational and Open Space (ROS) District.
2. The remaining ore bin from the Little Bell Mine Site is located in Empire Canyon approximately 1,700 feet southeast of the Daly West Mine head frame (approximately 9100 Marsac Avenue).
3. The ore bin was constructed between 1900 and 1929 during the active mining era in Park City (1869-1929) as evidenced by the appearance of several ore bins of this size on the 1907 and 1929 Sanborn Insurance map. In addition, mining handbooks and engineering records dating from the active mining era include illustrations of similar structures.
4. The ore bin reflects the typical construction methods and design used for ore bins constructed in the late nineteenth and early twentieth centuries and it contributes to the importance of the site.

5. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Little Bell Mine Site

1. The remaining ore bin from the Little Bell Mine Site is at least fifty (50) years old.
2. The remaining ore bin from the Little Bell Mine Site retains the physical characteristics that identify it as existing in or relating to the mining era.
3. The remaining ore bin from the Little Bell Mine Site is important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining ore bin from the Little Bell Site meets the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

921 Norfolk Avenue – Determination of Insignificance

Ms. Blaes reported that the application for 921 Norfolk Avenue was to remove this site from the Historic Sites Inventory, based on information that was learned after the initial designation.

Ms. Blaes stated that this site was on the Historic Sites Inventory List that was adopted in February of 2009. The Staff report outlined the sources used in making that initial evaluation. Ms. Blaes remarked that an important element that was not available at the time of the initial assessment was the building card and tax file for the site. If that file had been available, this site would have never been listed for adoption on the Sites Inventory.

Ms. Blaes noted that the building cards are on file at the Park City Historical Society and Museum. They are accessible to everyone, and as a result, they can be misfiled. That is what happened in this case. Ms. Blaes explained that in researching another site, they discovered a bundle of building cards that had been misfiled, and learned that the initial assessment on this property was incorrect.

The Staff recommended that the HPB determine historic insignificance and remove this item from the Historic Sites Inventory based on the criteria for removal established in the LMC, that additional information indicates that the building, accessory building, or structure or site do not comply with the criteria set forth in Section 15-11-10 for designation as either a landmark or a significant site. The Staff report contained the analysis necessary to justify a determination of insignificance and requested that the HPB take that action based on the findings of fact and conclusions of law provided in the Staff report.

Board Member Werbelow asked if the structure was owned by an individual and if so, what they had to say. Patricia Abdullah stated that she was unaware of any comments from the owner. Planner Brooks Robinson noted that the property was posted for this action.

Board Member Martz asked if the photo Ms. Blaes presented was the only picture available. Ms. Blaes replied that it was the only photo she had this evening. She noted that an additional photo from 1970 was included in the Staff report. It was the only photo

available in the Planning Department file. There was no tax photo from the 1930's, which normally accompanies the building card for the tax file.

Board Member Martz understood the criteria, but he felt the structure had some historic fabric and form, such as the garage and the old foundation. He thought some of the windows and doors in the back may be in the same location as the original house. He thought it was obvious that the roof structure was added on and taken off. Board Member Martz stated that it might be possible to be reversed if they had some idea of the original house.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member Werbelow moved to remove 921 Norfolk Avenue from the Historic Sites Inventory based on the information contained in the Staff report and the Findings of Fact and Conclusions of Law found in the Staff report. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 921 Norfolk Avenue

1. The property at 921 Norfolk Avenue is located in the Historic Residential (HR-1) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by Staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a hipped structure, but was altered between 1958 and 1968 to the low-pitched gable that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 921 Norfolk Avenue

1. Information not previously known or considered in the designation of 921 Norfolk Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 921 Norfolk Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 921 Norfolk Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Board Member Marts referred to the two tanks at the top of Silver Queen that the Historical Society restored as part of a grant, and asked if that could be a future site for significant determination.

Ms. Blaes apologized for not putting the tanks on the agenda for this meeting. She noted that in February 2009, six mining sites were adopted as significant sites. At that time the HPB asked that the site be reviewed with more in-depth research to see if the tanks met the criteria for landmark status. That review has been done and the amount of research paperwork was very extensive. Ms. Blaes had a slide showing the site and noted that it does include the water tanks.

Ms. Cone stated that the tanks stay together because there is pressure from the inside, similar to a hot tub. The tanks started to collapse because there was no pressure and a pressure wheel was placed inside. That project was funded by Park City Mines, PCMR and the Historical Society.

Ms. Blaes stated that part of the presentation for the informational section will be a work session item on the agenda for the HPB April meeting. It will be similar to the slides shown this evening, with the addition of an aerial and the location of all the structures that were part of the original designation.

Miscellaneous Comments

Chair Durst thanked the Staff for hosting the visioning meeting the previous evening. He felt it was a good dynamic and suggested a number of ways the Board could be more pro-active. During the visioning he had made a list of action items. One was to solicit some participation from the Board with the Design Review Team. Chair Durst asked if the Board members would endorse that solicitation of the Staff and choose participating members.

Assistant City Attorney, Polly Samuels McLean, stated that her continued concern with having an HPB member participate in the Design Review is that if an item is appealed, any member who participated would have to be recused from hearing the appeal. Based on Code, that person cannot sit with the HPB on the appeal. If the Board rotates participants to the Design Review, none of those members could sit on an appeal. From a legal standpoint, Ms. McLean felt they needed to weigh the ramifications.

City Council Member, Liza Simpson, suggested that Director Eddington and Assistant City Attorney McLean have a more robust conversation on the direction of the visioning and the ramifications. This would give Ms. McLean an opportunity to listen to the transcript to hear the discussion and come back at the next meeting with her comments and concerns.

Director Eddington stated that he would work with Ms. McLean on a recommendation to be presented with other issues for discussion at the next meeting. Chair Durst thought it was an important discussion in terms of what the HPB needs to do regarding their purpose and commission.

Chair Durst noted that during the visioning they briefly discussed a liaison with the Park City Historical Society. He had spoken with Board Member Martz on how they could begin to interface with the Historical Society. Chair Durst stated that during visioning they also talked about upsizing preservation and the historic virtues of the town and

possible ways to develop an awards or incentive program for projects that contribute to historic preservation. Another topic was to increase the publicity of the HPB and to be more involved with the community. Chair Durst encouraged anyone on the Board who was interested in any of those topics to contact him or Director Eddington in an effort to work towards developing programs that would encourage all of these items. Chair Durst stated that he was personally interested in developing the incentive and awards program.

The meeting adjourned at 6:09 p.m.

Approved by _____
Roger Durst, Chair
Historic Preservation Board