

PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF OCTOBER 13, 2010

BOARD MEMBERS IN ATTENDANCE: Brian Guyer, Dave McFawn, Sara Werbelow, David White

EX OFFICIO: Katie Cattan, Jacquy Mauer, Polly Samuels McLean, Patricia Abdullah

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Roger Durst was absent and the Board voted on a Chair Pro Tem to conduct this meeting.

MOTION: David White made a motion to nominate Sara Werbelow as the Chair Pro Tem. Brian Guyer seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Chair Pro Tem Werbelow called the meeting to order at 12:10 p.m. All Board Members were present except Roger Durst, Ken Martz and Adam Opalek, who were excused.

PUBLIC COMMUNICATIONS

There was no comment.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

1209 Park Avenue – Historic Grant Application Review  
(Application #PL-10-01074)

Planner Katie Cattan reviewed the historic grant application for a re-roof at 1209 Park Avenue. Puggy Holmgren was the applicant. The home is a landmark structure on the Historic Sites Inventory for Park City, which makes it a special circumstance.

Planner Cattan reported that the total cost estimate was \$8,100. Two bids were included in the Staff report. The difference between the two bids was approximately \$200. This would be a matching grant and the applicant would pay half of the expense and the City would pay the other half if the grant is awarded. Planner Cattan noted that currently there was \$208,983 in the Park Avenue RDA fund. The applicant had provided photos that were passed among the Board members.

Board Member McFawn asked Ms. Holmgren if she was planning to put on new 30 year shingles similar to the existing shingles. Ms. Holmgren replied that she was proposing a green color rather than the existing terra cotta color. She has lived in the home for over twenty years and believed the roof was 23 years old. Shingles have blown off during the last few wind storms. Planner Cattan noted that the plywood under the shingles would also be replaced.

Board Member White asked if the color would be dark green or a bright green. Ms. Holmgren replied that it would be a dark green. Board Member White stated that roofing

and painting are typically maintenance items. However, he understood that for landmark structures, the HPB has the ability to approve special conditions such as a new roof. He personally felt this was a good use of grant money because it would protect the landmark structure. He would vote to approve the grant.

Chair Pro Tem Werbelow agreed with Board Member White. However, since there are considerable funds in this account and the other RDA accounts are nearly depleted, she felt it was important to protect this resource and make discerning choices. Chair Pro Tem Werbelow was concerned about setting a precedent moving forward. She asked if grants should be approved for all landmark structures or if there is some type of differentiation between structures.

Board Member White stated that he would definitely take a stronger look at the request if the structure was owned by a corporation or a developer. In this case, since the structure is owner/occupied and Ms. Holmgren has lived there for many years and has maintained her property, he felt this grant was a good idea. Chair Pro Tem Werbelow remarked that she would support it as well.

Board Member McFawn asked Ms. Holmgren if she had looked into Energy Star qualified shingles that qualify for tax breaks. Ms. Holmgren stated that she had looked into the Energy Star shingles at the urging of her tax preparer. She was told that the shingles on both bids were as good as they could get. Ms. Holmgren stated her preference for a copper roof, but it is too far from being historically accurate to be considered. She believed the original roof consisted of skinny pieces of wood. There are three layers of asphalt, which is why they are taking it down to the plywood.

Planner Cattan remarked that in the historic district, greater than 60% of the homes are owned as second homes. The fact that this home is a landmark structure and a primary residence are two good criteria for the grant.

Board Member White understood that the HPB has the ability to look at landmark or significant structures on a case by case basis. Planner Cattan replied that this was correct. Board Member White pointed out that based on individual situations, not every structure would necessarily be approved for a grant, which would address the concern for setting precedent.

Board Member McFawn thought funds were also a factor. Since the Park Avenue RDA has substantial funds, he was comfortable approving this grant. He noted that some things are a function of "first come/first served" based on the amount of available money. He believed there were a number of factors to be considered in granting this money.

Board Member Guyer stated that even if they were setting a precedent, the precedent would be a preference for owner/occupied structures.

Planner Cattan explained that the grant is pro-rated over a five-year period. For example, if Ms. Holmgren was to sell her property in a year, she would owe 80% back to the City.

Chair Pro Tem Werbelow opened the public hearing.

There was no comment.

Chair Pro Tem Werbelow closed the public hearing.

MOTION: David McFawn made a motion to support the grant request for matching funds in the amount of \$4,050 to re-roofing the structure at 1209 Park Avenue. David White seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 12:21 p.m.

Approved by \_\_\_\_\_  
Roger Durst, Chair  
Historic Preservation Board